

**34 Boadle Rd, Bundoora, VIC, 3083**

FLETCHERS

**House For Sale**

Tuesday, 26 November 2024

34 Boadle Rd, Bundoora, VIC, 3083

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tim Yu

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## Modern Comforts in a Prestigious Setting

Seize the opportunity to own a modern and stylish townhome in the sought-after Mt Cooper Estate, perfectly situated in the vibrant heart of Bundoora.

This beautifully designed home offers a thoughtful layout with two separate living zones—one at the front and one at the rear—providing space and versatility for the entire family. The stunning modern kitchen is a culinary enthusiast's delight, complete with an island bench, stainless steel appliances, and a seamless flow into the meals and family living areas.

Upstairs, you'll find a well-placed landing area ideal for a study nook, alongside three generously sized bedrooms, including a Master Suite with a walk-in robe and ensuite.

Additional features include; heating and cooling for year round comfort, stylish floating floorboards in the lower level plus cozy carpets to the upper floor and a two car garage with convenient storage to the rear of the home.

Positioned close to schools like the elite Loyola College and Parade College along with St Damian's Primary, and Bundoora Primary and Secondary School, this home is ideal for growing families. Polaris Shopping Mall and Bundoora Square are just minutes away, offering a variety of shopping and dining options. Public transport is a breeze with Tram 86 and local bus services nearby.

Nature lovers and fitness enthusiasts will appreciate the proximity to Bundoora Park, Mt Cooper Lookout, Bundoora Golf Club, and more.

This home combines comfort, convenience, and prestige in one exceptional package. Don't miss out on making it yours!

Terms: 10% deposit, balance 90 days