

**371 George Street, Templestowe Lower, VIC, 3107**



**House For Sale**

Monday, 18 November 2024

371 George Street, Templestowe Lower, VIC, 3107

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Spacious floorplan with north-facing mountain views and scope to extend**

Completely secured for a family's privacy and peace of mind, this timeless architecturally alluring brick veneer home will open the gate to multiple projects. Live in the comfortable and solid dimensions and renovate room by room, or extend by adding another level to the handy flat roofed design (STCA). Perhaps it will be the foundation for a future brand new home on 688m<sup>2</sup> in this desirable GRZ1 pocket, only minutes to all necessary conveniences.

A sun dappled entrance courtyard with fish pond creates further seclusion for the home. Stepping inside to an expansive living and dining room with elegant ornamental fireplace for ambient gatherings with family and friends. Merging with an open plan tiled meals area and a sun streamed timber kitchen equipped with a gas cooktop and walk-in pantry. Extending to an elevated, undercover deck to enjoy social occasions and the peaceful established garden outlook, planted with fruit trees and a veggie growing area. All the living areas, and both outdoor decks boast an idyllic north-facing panorama of the Yarra Ranges.

Displaying 4 good sized bedrooms and a central family bathroom with bath, shower (separate WC,) including a master with BIR and skylit ensuite. Serviced by a large laundry with ample storage and external access.

Underneath the home provides great scope for exploring an office or rumpus/teen retreat plus a cellar and storage with private external access. The options are endless for a handy builder or family with a vision.

Walk to Aquarena and minutes stroll to Ruffey Lake Park BBQ and playground facilities, along with pocket reserves and parks, and cycling/foot trails all the way to the Yarra Parklands and Westerfolds Park. An easy stroll to St Gregory the Great PS and around the corner from zoned Templestowe College and Templestowe Heights Primary. Effortless access to Macedon Square/Plaza, eateries, medical centres and Westfield Doncaster's high-end shopping, premium entertainment and dining. Serviced by buses and within minutes of the freeway to the city and airport. The home is further fitted with a secure gated garden plus covered entrance, gas ducted heating, split system, linen storage, water tank, single carport, a single lockup garage, and extra parking on the driveway.

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