

Sold

## 108 Templewood Crescent, Avondale Heights

### Inspection Policy

Please note the following conditions of entry:  
Inspections are by appointment only.  
Please do not attend if you or someone you have been in contact with has a suspected case of COVID virus.  
Face masks must be worn at all times.  
Sanitise your hands before entering.  
Avoid touching any surfaces inside the property.  
Maintain social distancing requirements.



## LUXURIOUS FAMILY LIVING

Commanding a beautifully elevated street presence in a prized riverside pocket stands this spectacular two-storey family home, set on a sprawling 711sqm (approx) block on the footsteps of scenic parkland and the Maribyrnong River Trail.

Beyond a manicured garden with established palm trees, a grand foyer entrance with dramatic high ceilings instantly appeals, as does the opulent formal lounge/dining arrangement on entry, which has an air of refined elegance and class. Flowing onwards, a vast open-plan living/dining area where the whole family will congregate for meals you can create in the spacious timber kitchen, which is brilliantly equipped with quality appliances, dishwasher, breakfast bar and abundant storage space.

Accommodation includes four bedrooms of generous proportions (large master bedroom with deluxe ensuite & WIR), central family bathroom, multiple living areas including downstairs rumpus room and wet bar, study room, rear family room with open fireplace and sweeping views leading out to the undercover entertainer's alfresco deck, rear yard and much more.

Other standout features are an oversized double remote garage with substantial storage space, timber flooring, split system cooling and a separate laundry.

This magnificent residence presents a prestigious family lifestyle in a privileged Avondale Heights neighbourhood that is conveniently located close to Tea Gardens Reserve, Canning Reserve, local schooling, bus and tram transport, trendy local cafes and the retail delights of Highpoint Shopping Centre.

DAVID GIGLIOTTI – 0411 824 854

4 2 2 711 m2

<b>Price</b>	SOLD for \$1,350,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2264
<b>Land Area</b>	711 m2

### Agent Details

David Gigliotti - +61411824854

### Office Details

Avondale Heights  
151 Military Road Avondale Heights VIC  
3034 Australia  
03 9337 5066

**MCONEE VALLEY** REAL ESTATE

\*\*\* COVID-19 Announcement \*\*\*

If you're attending a private inspection, we request that you only attend if you are fit and healthy to do so and not under any self-isolation conditions. We request that you maintain a healthy distance from our team members, and if requested wait outside so as to reduce the number of people in the property at any one time. Lastly, please refrain from touching items/fixtures and doors within the properties. If you would like to view something in particular, please request the agent's assistance.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.