



**SOLD**

## MODERN LIVING IN A LIFESTYLE LOCATION

Closing Date Sale Tuesday 01/09/2019 at 3.30-pm! Unless sold Prior!

This magnificent home offers a diverse floor plan! Currently offering; 2 bedrooms plus study, 1 bathroom, 1 toilet and 2 separate living zones comprising kitchen with meals / family room, separate formal living room that can be easily converted into a 3rd bedroom where the study can be easily converted to accommodate full ensuite. Either way the choice is yours.

Situated walking distance to Templestowe Village shops, cafes, restaurants and services, this single level design will impress with its bright living spaces, contemporary tones, beautiful presentation, relaxed style, and comfort giving the home that classy / elegant feel.

This Home makes an impression with its modern open plan living comprising: A kitchen with breakfast bar, spacious meals area, large family / lounge room with an easy ebb and flow to the paved outdoor veranda bbq area with low maintenance rear yard.

Other features include; quality fixtures & fittings, tiles to wet areas, stone kitchen bench top, stainless steel appliances, dishwasher, gas cook top, electric oven, 2 x split system air conditioners, gas ducted heating, 2 spacious bedrooms with built in robes, separate bathroom with toilet offering an ensuite effect to the master, European laundry, ample storage space, double lock up garage with internal entry plus side / rear yard access.

This beautiful home is located only minutes to the Ruffey Creek Trail, Westerfolds Park, proximity to St Kevins Primary School, Templestowe College plus easy access to Williamsons Road, Westfield Doncaster and the Eastern Freeway. Hurry! First to see will buy!

Thinking of selling now or in the future? For a free market appraisal Call Lou 0417-166-668 / Leeanne 0404-261 469 or email [lou@atrealty.com.au](mailto:lou@atrealty.com.au)  
Statement of information will be available to inspect at the property.  
Inspection times and property availability are subject to change without notice. Photo identification required at inspections. Disclaimer. All information contained herein is gathered from sources we believe to be reliable. We cannot however guarantee its accuracy and interested parties should make and rely on their own inquiries.

2 BED | 1 BATH | 2 CAR

PRICE:  
\$791,000

OPEN FOR INSPECTION:  
N/A



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 109 m <sup>2</sup>
Garage	- 35 m <sup>2</sup>
Verandah	- 12 m <sup>2</sup>
Total	- 156 m <sup>2</sup>



## 3/75 Atkinson Street, Templestowe

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.