

## Welcome to 11 Ryegrass Close, Bundoora



## For Sale

11 Ryegrass Close, Bundoora VIC 3083

 3  3

\$679,000 - \$699,000

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 3  3

### Welcome to 11 Ryegrass Close, Bundoora

A stylish and spacious tri-level townhouse designed for modern, low-maintenance living in one of the area's most convenient and connected locations. Perfect for first home buyers, investors, or professionals seeking comfort and versatility, this beautifully presented home offers a thoughtful layout across three well-appointed levels.

The ground floor features a secure remote garage with internal access, an additional carport, a private study ideal for working from home, a full laundry, and a separate powder room for added convenience. Upstairs on the first floor, you'll find an open-plan living and dining area flowing out to a private balcony, complemented by a contemporary kitchen complete with quality appliances, stone benchtops, and ample storage. A generously sized bedroom with a built-in robe and its own ensuite adds further flexibility to this level – perfect for guests or multi-generational living.

The top floor boasts two additional master-style bedrooms, each with built-in ...



### Justin Sciola

Sales Director | Auctioneer - AReal Property South Morang

0423 916 416

03 8804 5888

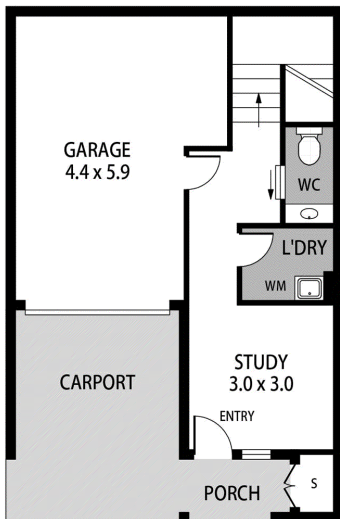
[justin.sciola@areal.com.au](mailto:justin.sciola@areal.com.au)



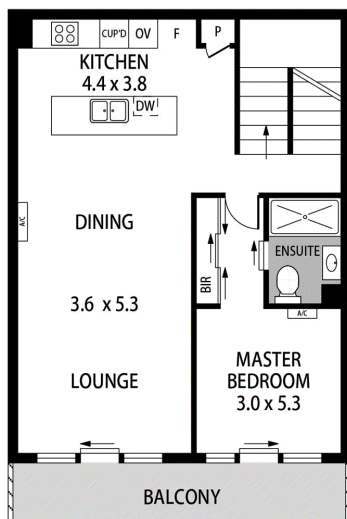




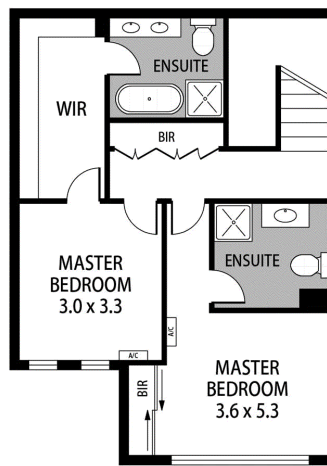
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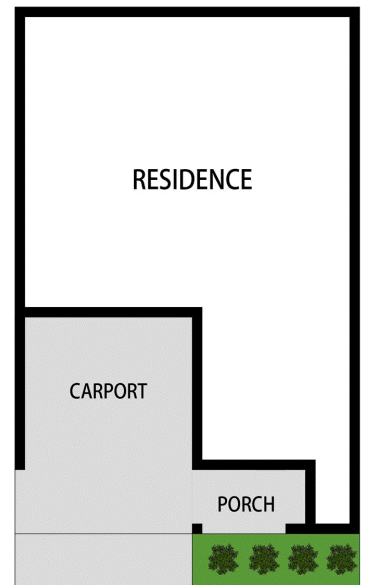
//FLOOR PLAN/Ground Floor



//FLOOR PLAN/First Floor



//FLOOR PLAN/Second Floor



//SITE PLAN

## BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

## HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

## MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

## NORTH

Suites 4 & 5, Level 1, 494 High Street, Lalor. VIC 3075 | 03 9436 0888

## POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

## SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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