



13 Kubba Road, Ringwood North

## A Tastefully Updated Home of Comfort, Space and Lifestyle Appeal

Perfectly positioned in one of Ringwood North's most desirable tree-lined pockets, this beautifully maintained family residence delivers generous light-filled living, flexible spaces and an elevated outlook across the picturesque Mullum Mullum Valley.

Set on an impressive 615sqm (approx.) corner allotment, the property offers a rare combination of comfort, convenience and future potential (STCA)-ideal for growing families or long-term investors.

Solidly constructed with a concrete-and-steel-supported subfloor, the home provides reassuring long-term stability, complemented by thoughtful modern updates throughout.

### Property Highlights:

- Stylishly renovated areas with contemporary finishes
- Bright formal lounge capturing elevated valley views
- Well-maintained kitchen with stainless steel appliances and ample storage
- Expansive covered alfresco perfect for year-round entertaining

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### FOR SALE

Private Sale: \$1,000,000 - \$1,100,000

### VIEW

By Appointment

### AGENTS

Jerome Yie-ong

0468 777 716

[jyang.rowville@ljhooker.com.au](mailto:jyang.rowville@ljhooker.com.au)

Kobe Li

0434 566 941

[kli.rowville@ljhooker.com.au](mailto:kli.rowville@ljhooker.com.au)

### AGENCY

LJ Hooker Rowville

(03) 9132 5118

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Lower-level rumpus room with direct access to the backyard
- Five generous bedrooms, including master with walk-in robe and ensuite
- Large 615sqm (approx.) corner block offering multiple layout options (STCA)
- Expansive backyard featuring a wide, attractive and well-presented garden with plenty of usable space for outdoor living or future ideas
- Parking for up to four vehicles including a secure double carport
- Additional workshop/storage area-ideal for tools, equipment or hobby use
- Solid construction throughout with a concrete-and-steel subfloor for long-term durability

#### Location & Lifestyle:

- Walking distance to Ringwood Heights Primary School and the local pre-school
- Close to Norwood Secondary College
- Easy access to leading private schools including Yarra Valley Grammar, Luther, Whitefriars and Donvale Christian College
- Moments from Eastland Shopping Centre and Ringwood North Village
- Close to local cafes, restaurants, supermarkets, medical centre and etc.
- Quick access to Costco, Bunnings and major retail precincts
- Short drive to Ringwood and Heatherdale Stations
- Direct access to EastLink (M3) connecting to the CBD, airport and Mornington Peninsula
- Multiple bus routes within easy reach
- Walk to the Mullum Mullum Creek Trail
- Close to JW Manson Reserve, playgrounds, nearby walking paths and etc

A Home With Comfort Today and Options for Tomorrow!

If you're looking for a well-built home with great space, strong lifestyle convenience and plenty of future potential, this is one worth putting on your list.

Vendor is prepared to sell and open to genuine offers!

Contact us today for more information or if the open time is not suits please call for a private inspection directly.

#### MORE DETAILS

Property ID	2SYHWN
Property Type	House
Land Area	615 m2

#### Jerome Yie-ong 0468 777 716

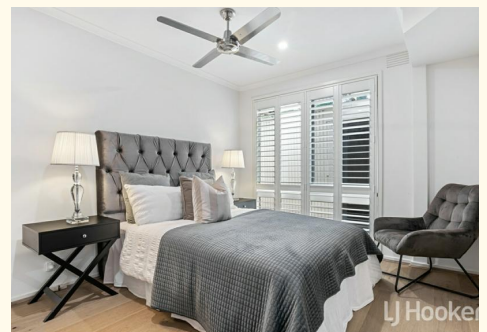
Sales Manager | [jyang.rowville@ljhooker.com.au](mailto:jyang.rowville@ljhooker.com.au)

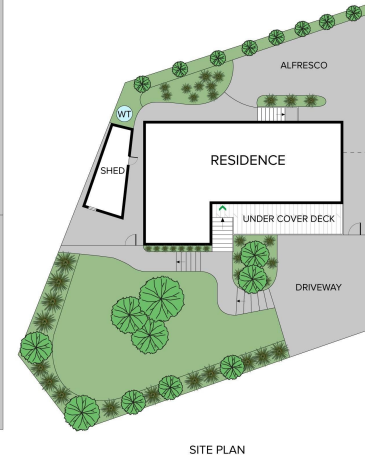
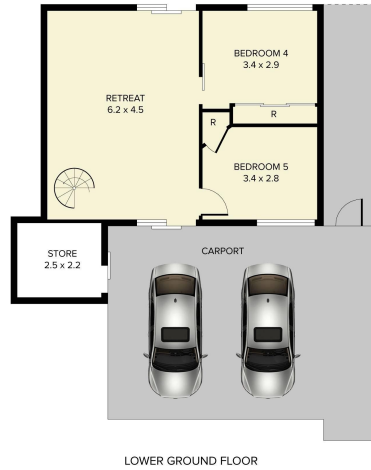
#### Kobe Li 0434 566 941

Managing Director, OIEC | [kli.rowville@ljhooker.com.au](mailto:kli.rowville@ljhooker.com.au)

#### LJ Hooker Rowville (03) 9132 5118

Unit 11-12/ 7 Fulham Road, ROWVILLE VIC 3178  
[rowville.ljhooker.com.au](http://rowville.ljhooker.com.au) | [rowville@ljhooker.com.au](mailto:rowville@ljhooker.com.au)





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