

**1/10 Blenheim Road, Newport, Vic 3015**



**Unit For Sale**

Saturday, 13 April 2024

1/10 Blenheim Road, Newport, Vic 3015

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 235 m2**

**Type: Unit**



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## AUCTION

This free-standing residence is a classically charming example of its era, offering all the advantages of a popular Newport address. Enhanced by its character, this well-preserved and much-loved period property provides: \* Generous front living room with ornamental fireplace \* 3 spacious bedrooms with flexible floorplan \* Polished timber floors in living rooms and kitchen \* Tasteful neutral tones throughout \* Updated, large and modern open plan kitchen with meals area \* Cosy second living/family space off kitchen with courtyard access \* Renovated central bathroom with bath \* Front and back low maintenance outdoor areas (flexible for use) \* Ducted heating, split systems, ceiling fans and plantation shutters throughout

Opposite parkland in a Newport pocket with easy access to Paisley Park recreational amenities, Newport Lakes, and many local reserves. This spacious, single level, three-bedroom villa offers ideal indoor-outdoor proportions and the independence of its own street frontage. A generous, usable front garden and low-maintenance functional and secure rear courtyard. Within easy reach of central Newport's shops and cafés, and only moments from Newport Gardens, Newport Lakes and Sacred Heart Primary Schools, and the Bayside P-12 College campus. Perfectly located in a 'true' community area and near public transport (walk to bus and train), walking distance to schools, and just a 10-minute drive to the CBD. No compromise needed with the functional, spacious, and versatile kitchen and meals space, offering an open plan living and dining space with a separate family area (sunroom or work from home study space) with direct access to the secure, sunny courtyard. Three bedrooms, with a central bathroom (separate bath and shower) and euro laundry. Featuring off-street parking, excellent storage (with ample roof storage space), ducted central heating, ceiling fans and RC split system delivering total comfort. The photos show the home, the words accurately describe your opportunity, and your inspection will not disappoint.