

**1/12 Harcourt Street, Blackburn North, Vic 3130**

FLETCHERS

**Unit For Sale**

Friday, 5 April 2024

1/12 Harcourt Street, Blackburn North, Vic 3130

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 305 m2**

**Type: Unit**



Ian Van Eijk  
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Robert Sheahan

## **\$1,000,000 - \$1,100,000**

Here lies a renovated delight presenting a seamless blend of classic charm and modern comfort nestled on a tranquil street amongst family-friendly amenities. Set upon 370 sqm (approx), this home retains its timeless period aesthetic whilst enjoying all the homely conveniences you desire. As you step through the front door, the warmth of the polished timber floors guides you through into the heart of the home; a spacious open-plan living & dining area adorned with a contemporary neutral palette, ornate cornices, and an abundance of natural light, creating an atmosphere of sophistication and relaxation. In the kitchen, functionality meets elegance where stone countertops provide a luxurious touch paired with Westinghouse stainless steel appliances, ensuring enviable culinary endeavors. The living area opens up to the inviting alfresco deck through glass doors, where the outdoor space promises to be a secluded retreat for quiet moments or lively gatherings, surrounded by a lush, low-maintenance garden. Accommodation includes three generously sized bedrooms, each with plush carpeting for maximum comfort and characterful picture rails. The main bedroom features a chic ensuite with walk-in shower & stone vanity, whilst the central bathroom exudes a spa-like ambiance with its sleek design & bathtub, ensuring every day begins & ends with a touch of relaxation. Complete with a double garage, split-system air conditioning, ducted heating, and separate laundry and powder rooms, this property is more than a home; it's a family haven. Growing families will appreciate the walking-distance proximity to Blackburn High School & Old Orchard Primary School. Blackburn Square Centre, Koonung Reserve, and bus stops on Surrey Road are all walkable too, promising a lifestyle of ease and accessibility. Terms: 10% deposit, balance 30/45 days