

**1/12 Royton Street, Burwood East, Vic 3151**



**Unit For Sale**

Tuesday, 11 June 2024

**1/12 Royton Street, Burwood East, Vic 3151**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Con Lazogas  
0417303556

## AUCTION

Highly desired single level one of only two on the block home, with no body corporate. This light and inviting home offers, not only comfortable living but has proximity to vibrant shopping hubs, popular schools and transport options. Nestled behind cream picket fencing, the delightful brick property incorporates a welcoming side entrance, revealing exquisite hardwood floors, airy high ceilings and a palette of soft neutral tones. Awash with natural light, the air-conditioned living/dining zone flows through to the covered entertainers' alfresco and sunlit backyard via graceful French doors. Placed centrally, the well-appointed kitchen is equipped with stone benchtops, plentiful storage and quality integrated appliances to accommodate the aspiring chef's creations. Completing the endearing picture, the three robed bedrooms set the stage for a restful night's sleep, sharing the fully tiled bathroom with its discrete Euro laundry. The home benefits from a secure single garage that is accessed via the common driveway, while the useful rear door opens to the backyard. Life in this peaceful pocket of Burwood East provides ultimate convenience for a busy household, placing its new residents within walking distance of leafy parks, Orchard Grove Primary School and Burwood Brickworks. The property is also close to Forest Hill College, Deakin University, Burwood One shopping center, Burwood Heights Shopping Centre and HomeCo Box Hill, while local trams, buses and the Monash Freeway and Eastern Freeway make city commutes convenient. Meticulously presented with endless potential in a first-class location, this is an exceptional opportunity for astute investors, entry-level buyers and downsizers. Photo ID required at all open for inspections.