

**1/3 Malcolm Street, Boronia, Vic 3155**



**Unit For Sale**

Tuesday, 23 April 2024

1/3 Malcolm Street, Boronia, Vic 3155

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 397 m2**

**Type: Unit**



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**\$690,000 - \$725,000**

Stride into 1/3 Malcolm Street Boronia, this is one home you'll want to be in the middle of! Life is far from unfair when you have properties like this one to buy! Right from the street you are met with character and charm, an idyllic garden with established trees, meandering path, and your very own front porch. Inside you are greeted with a modern, but homely feel, with a highly functional floor plan. Can you think of a better combination to have in your new home? The bedrooms are located at the front of the home, with the living areas to the back, a good separation for those who have young kids, are working from home or are night shift workers. All bedrooms have updated paint, carpets, ceiling fans and their own built-in robes. The bathroom has been renovated with a shower over bath, toilet and a high gloss white vanity with black taps and fittings. The living space is plentiful with the kitchen overlooking the lounge and a separate dining area. The kitchen will certainly be a great match for even the most complex of cooks with induction stovetop, built in oven, dishwasher, double door pantry, island, plenty of cupboards and pot draws, even a spot to host your own wine fridge if your heart desires. A clever euro style laundry is tucked nicely behind roller doors, with its own sink and full broom closet, storage is no issue here. With ducted heating, remote internal blinds, external window awnings and air conditioning you are comfortable all year round no matter what crazy weather Melbourne throws at us. With multiple outdoor zones including a sun filled decking to the side, with direct sliding door access from the dining room, this is the perfect spot to catch some rays in the winter sun with a cheeky bev and some friends. You'll also find a rear yard which is fully landscaped with built in seating, flowering passionfruit plants, washing line, garden shed and plenty of room for pets or kids to run amok, the addition of the fire pit gives you an opportunity to gather and roast marshmallows in the cooler months, yum! A private, double carport with remote roller door completes the package. With a bus stop located on Dorset Road and walking distance to the train station, you'll get all the perks of living close to bustling Boronia but with the peace and serenity you'll come to love with living on a no through street. Make sure you put Malcolm in the Middle of your property search! Call Josh or Holee today for your inspection today. Proudly Marketed By Harcourts Boronia. Photo ID Required At Inspections.