

**1/378 Station Street, Box Hill South, Vic 3128**



**House For Sale**

Tuesday, 20 February 2024

**1/378 Station Street, Box Hill South, Vic 3128**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 624 m2**

**Type: House**



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**\$1,100,000 - \$1,210,000**

You won't want to bypass this original Victorian home, supremely positioned on the corner of Station and Gardner Streets on a flat and easily accessible allotment of 624m<sup>2</sup>. Restore the magnificent ornate features while adding modern fittings, rebuild a brand new dream home or possible dual units (STCA) with broad, double west and north-facing frontage. Typical of its era with wide front veranda, double hung sash windows and ceilings with roses that soar up to three metres high. A formal lounge with separate home office and external access, flows through to a gracious dining room. The kitchen is ready to refresh, currently fitted with gas cooktop and timber cabinetry. Comprising three bedrooms (two with built-in robes) and a centralised bathroom with separate WC in need of some rejuvenation. A back sunroom leads out to a rear garden and single car garage with good off street parking for two extra cars or a trailer/boat. Further offering: gas ducted heating, a split system heating/cooling and lead light windows. Minutes to Box Hill Central and Plaza and an array of international cuisine and fresh food markets. Superbly located for Deakin University, Kingwood College, zoned to Box Hill High and Roberts McCubbin Primary School. Close to Box Hill Golf Club, Surrey Park and sports facilities at Aqualink and RHL Sparks Ground plus the expansive parklands and picnic facilities at Wattle Park and trails of Gardiners Creek. Great access to buses and the freeway. No heritage overlay restrictions - just a great project to live in, invest or redevelop.