

**1/53 Cumming Street, Burwood, Vic 3125**



**Sold Unit**

Friday, 1 September 2023

1/53 Cumming Street, Burwood, Vic 3125

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 365 m2**

**Type: Unit**



Hans Liu  
0398080988



Kimi Meng  
0398080988

**\$871,000**

This recently renovated property boasts beautifully polished timber floors throughout. The updated kitchen is equipped with ample storage space, accompanied by a lengthy countertop featuring a double basin sink, electric oven, and gas cooktop. The living area has been freshly painted, with gleaming floorboards, expansive windows, and a wall-mounted heater. The open-plan living space conveniently connects to the kitchen through sliding doors. Each bedroom is well-appointed with wardrobes, ducted heating, cooling facilities, and generously sized windows that invite abundant natural light. The bedrooms are serviced by two bathrooms, one of which has been newly renovated. Both bathrooms are furnished with toilets and standalone showers. For added convenience, a separate laundry area is located in the external sunroom. The property is equipped with a comprehensive ducted central heating system and an evaporative central cooling system. Positioned just off Highbury Road and within a short walking distance from Deakin University and numerous local parks, this residence holds exceptional amenity value. It falls within the catchment zones of Essex Heights Primary School and Ashwood Secondary School, making it an ideal location for families.