

1 Berry Avenue, Mitcham, Vic 3132



House For Sale

Tuesday, 30 January 2024

1 Berry Avenue, Mitcham, Vic 3132

Bedrooms: 3

Bathrooms: 1

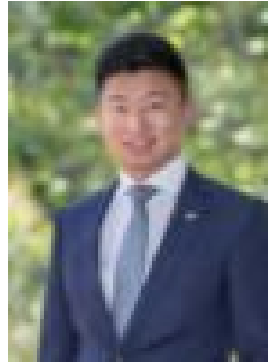
Parkings: 1

Area: 597 m2

Type: House



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\$1,000,000 - \$1,100,000

Highset in a leafy pocket appreciated by families, this modernised home delivers flexible light filled proportions and undeniable convenience to amenities. Timber look floors and interiors refreshed with neutral tones will help to make a seamless transition for a couple, first homebuyer, investor or young family. A slate tiled entry leads into the living room with garden frontage and an electric fireplace for winter ambience. Adjoining a separate study area with ample space for a desk and bookcase. The kitchen will delight with its stone benchtops, Miele oven and Westinghouse gas cooktop plus the ease of soft-close drawers. Opening to a dining area lit up by double skylights, providing extra storage. The family zone merges with this space for relaxing gatherings with a reading nook or second study space. Presenting three neat bedrooms and a central bathroom with contemporary renovations offering a back to wall bath, semi frameless shower and floor to ceiling tiles. The master provides sliding built-in robes. Outside, covered entertaining offers all-season fun, with separate grassed play area. Adjoining an oversized single lockup garage with split system and workshop area. The garden boasts 2 x 3,000L water tanks, 6.3kW solar roof panels, and there is ample off-street parking. Extra features for the home:

evaporative cooling and updated blinds.

A playground on the street, and Antonio and Simpson Parks just around the corner add to the strong attraction to the area. Somers Trail and the nearby Mullum Mullum Eastlink Trail are great to walk, run or ride bikes with children and dogs. Close to St John's, Rangeview and Antonio Park Primary Schools and a selection of quality public and private secondary schools. A short walk to Mitcham Station for trains to the city. Britannia Mall and Mitcham Shops' renowned international cuisine are in walking distance, and in near proximity to Eastland and Nunawading's Golden Mile incl Brand Smart. A five minute drive to the freeway and Eastlink. Nothing needs to be added immediately to the home but in the future buyers can add contribute their own personal touches or rebuild a brand new modern residence (STCA).