

# 1 Service Road, Blackburn, Vic 3130



## Townhouse For Sale

Tuesday, 21 November 2023

1 Service Road, Blackburn, Vic 3130

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 319 m2

Type: Townhouse



Grant Lynch  
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**\$1,150,000 - \$1,250,000**

Framed by beautifully manicured gardens, this delightfully low maintenance brick home offers two separate inviting outdoor spaces, creating a peaceful haven in an enviably central family location. Positioned within a quiet neighbourhood just a stroll from buses and Elmhurst Reserve, and within easy walking distance of Laburnum Station, leafy Cootamundra Walk bushland, Box Hill City Oval and the newly refurbished Blackburn Square shopping and restaurant precinct, the home is set within the coveted Box Hill High School zone, and moments from Old Orchard Primary School, Box Hill Central shopping and dining, and the Eastern Freeway. Filled with natural light, the living room leads out through French doors to a private sundrenched courtyard garden with an ornamental grapevine, while a generous separate dining area flows to an undercover timber decking. Adjacent, a family-friendly lawn is framed by low maintenance leafy garden borders, offering a secure space for children's play or pets. The generous kitchen comprises ample timber cabinetry, a breakfast bar, and quality stainless steel appliances including a dishwasher, an electric oven and a gas cooktop. Secluded on the upper level, the substantial master bedroom includes a large walk-in wardrobe and an airy contemporary ensuite with a frameless glass shower and spacious vanity. Two additional bedrooms are each equipped with built-in wardrobes, and are positioned alongside a bright central bathroom with a frameless glass shower, a separate bathtub, and a separate powder room. On the ground floor, a fourth robed bedroom / office is complemented by a guest powder room, ideal for guests or for those working from home. Featuring gas ducted heating, split system air conditioning, ceiling fans, a full laundry with direct outdoor access, and good inbuilt storage, the home also includes a double lock-up garage with rear roller door access.