

**109 Dorking Road, Box Hill North, Vic 3129**

**House For Sale**

Wednesday, 12 June 2024



109 Dorking Road, Box Hill North, Vic 3129

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 748 m2**

**Type: House**



Zen Chan

0478168588



Nicole Qiu

0422419357

**\$1,350,000 - \$1,450,000**

Like so many homes in this elegant pocket of Box Hill North, this weatherboard home conveys character and poise. Set opposite the lush surrounds of Springfield Park and Bushy Creek Reserve Trail, the completely rejuvenated residence displays new timber floors that complement high ceilings with gorgeous art deco ceiling detail. Designed for separate formal and casual interactions, with a large outdoor entertaining area ideal for a family. Relax in the lounge after a refined dinner in a separate dining room. A cheerful kitchen with freestanding electric cooker and dishwasher services a generous open plan family/meals and living area with dual glass sliding doors extending outside. Barbeques can be enjoyed with undercover brick paved area and ample lawn for play space. Fitted with four naturally lit bedrooms, encompassing a master on entry with beautifully modernised ensuite including white VJ panelling, and a bath tub. The main bathroom/laundry has been tastefully restyled with curved frameless shower screen (dual attachments) and separate toilet. Bedroom 4 enjoys a semi-ensuite connection, great for a teenager. While the engaging abode offers a smart space to raise a family, the 748m<sup>2</sup> allotment also proposes a brand new home/homes, pending council approval. Set back in its own gated property with a private rear garden displaying brick and crazy paved outdoor dining areas and established lawn with fruit trees and prospective veggie patches. Adding further character or comfort: double hung sash windows, decorative skirts, gas ducted heating, split system, servery window from the dining room, storage including a garden shed and a single lockup garage, 3 car spaces approximately on the gravel driveway plus limitless street parking. Close to Kerrimuir shopping strip, North Blackburn Square, Box Hill Central and Westfield Doncaster. Zoned to Box Hill High School, and a simple stroll to Our Lady of Sion College, Kerrimuir and St Francis Xavier Primary Schools, with easy connections to buses to Camberwell and Kew colleges and the train station to the city centre. Box Hill Gardens and City Oval are in near proximity, with great access to the Eastern Freeway and Koonung Creek Trail. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.