

11 Poath Road, Murrumbeena, Vic 3163

 **LJ Hooker**

House For Sale

Thursday, 29 February 2024

11 Poath Road, Murrumbeena, Vic 3163

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 703 m2

Type: House



Rohullah Paykari
0398779750



Namat Naseri
0398779750

PRIVATE SALE

Plans & Permits are available upon request. Nestled on a highly sought-after corner plot, brimming with promise and superbly situated on a generous parcel of 696 m² (approx). it's -a clandestine gem awaiting exploration. Enviably nestled in the heart of Murrumbeena, this beloved single-story weatherboard abode seamlessly blends expansive land dimensions, a prime location, and an array of captivating renovation opportunities, presenting a truly alluring proposition. The property presents as a private sanctuary that blends character with expansive principal rooms, a unique floor plan, generous accommodation, & multiple living areas & offers a perfect canvas for creative renovators to pursue options for reviving & creating that special family home. Plans and permits have been approved for the construction of two beautiful townhouses, each with its own driveway. The deep-established front garden is privately enclosed & overlooked by a broad undercover front porch leading to a wide entrance hall, a generous light-filled formal lounge with an open fireplace & a large bay window & a spacious dining room with exposed brick walls & gas log fireplace served by a well-equipped timber kitchen with contemporary appliances. A large & light-filled main bedroom with built-in robes has two sets of French doors opening to a leafy north courtyard & the front garden. The residence features two generously sized additional double bedrooms, complemented by two bathrooms (one providing dual access). Furthermore, there is a fully self-sufficient apartment, complete with an additional bedroom, bathroom, lounge area, and kitchenette, ideal for accommodating families of varying sizes. This dwelling exudes timeless charm with its original Baltic Pine floors, grand high ceilings, elegant picture rails, and luminous lead-light windows, embodying the pinnacle of its era. Moreover, it provides convenient off-street parking for up to four cars at the rear, accompanied by two storage sheds, ensuring ample space for belongings. Comfort is enhanced by split-system heating and cooling in the lounge, while a separate laundry area adds practicality to daily living. Conveniently located within a stroll of Murrumbeena Park, Hughesdale Primary School, St. Patrick's Primary School, and the vibrant assortment of shops, cafes, and eateries along Hughesdale Station, discover the esteemed Oakleigh Grammar, the charming enclave of Murrumbeena Village, Oakleigh Central & Chadstone Shopping centre.