

**12 Beatty Street, Mont Albert, Vic 3127**

**KAY & BURTON**

**House For Sale**

Friday, 15 March 2024

12 Beatty Street, Mont Albert, Vic 3127

**Bedrooms: 3**

**Bathrooms: 1**

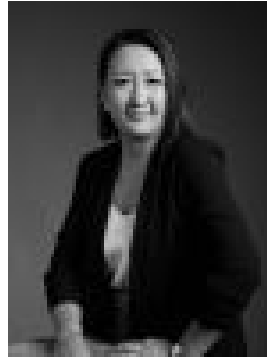
**Parkings: 2**

**Area: 790 m2**

**Type: House**



Walter Dodich  
0413262655



Ericka Wong  
0411472849

## **Expressions of Interest Closing 16 April at 5pm**

Extra-wide frontage to delightful parkland with exclusive driveway access to the quiet cul-de-sac end of the street introduces the unparalleled opportunity presented by this spacious three bedroom residence that's privately positioned on a sunny and secure north-facing rear 790 sqm approx. allotment. Long-held and much-loved, this classic home and its extensive surroundings are perfectly poised for a beautiful transformation just moments to Mont Albert Village and Box Hill Central. Large and mature front and rear gardens that are completely secluded embrace the attractive red brick profile of this comfortable single-storey home creating an inviting scenario for inspired improvement that's certain to add value to a sought-after site situated on the park. The enduring appeal of the light-filled interior is its period character and floorplan flexibility offering immediate living for owner-occupiers and tenants while exploring a range of possibilities for future success. Terrazzo porch entry to a well-designed layout soon reveals a bright living room with tall sash windows, a formal dining room and a perfectly functional kitchen with polished hardwood floorboards and a meals area. Central is a bathroom with a separate shower and bathtub serving two big front bedrooms with built-in robes and a huge multi-purpose third bedroom (BIRs, desk) that's also ideal as an additional living room or home office with a separate entrance. Further is a full-size laundry while there's also ducted heating, elevated alfresco terrace overlooking sun-drenched garden, bungalow/shed plus lock-up garage and a carport. Consider an array of options with this exceptional park-side property such as stylish renovation/extension, a beautiful brand-new domain or rewarding redevelopment (STCA) near village cafes and shops, Box Hill Central restaurants, train station, Whitehorse Road trams, playground, excellent schools, BHI and Aqualink.