

**12 Blossom Street, Mitcham, Vic 3132**



**Sold House**

Monday, 22 January 2024

12 Blossom Street, Mitcham, Vic 3132

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 748 m2**

**Type: House**



Miranda Bailey  
0431535009



Andrew Luke  
0419154064

**\$1,560,000**

Auction Live Streaming via GAVL. Jellis Craig clients have the opportunity to watch live property auctions. Register through [www.gavl.com.au](http://www.gavl.com.au) and follow the property link: <https://x5u9a.app.goo.gl/8tF1> Please download the free GAVL app. Idyllic family residence with enchanting period charisma. Harmoniously integrating elegant period elements with an impeccable contemporary renovation, this Cape Cod style family residence showcases generous zoned living spaces across two light-filled levels. Secluded amidst enchanting landscaped gardens on an expansive 748sqm block, the home is superbly positioned in a peaceful neighbourhood within easy walking distance of Heatherdale Station, Somers Street Playground, Orient Avenue Playground and Rangeview Primary School. Immaculately presented throughout, the home retains an array of original features with tasteful modern enhancements. At the entry, an inviting formal living room overlooks the manicured front garden via full height windows. A spacious separate family and dining room is set at the rear, featuring exposed beam ceilings and ornamental wall panelling. Adjacent, a generous elevated timber decking offers ample space for relaxed outdoor dining and entertaining, positioned facing the west to capture vibrant sunsets. The deck overlooks an impressive backyard with a family-friendly lawn framed by colourful cottage-style gardens, established fruit and citrus trees, blueberry bushes, several mature camelias, and three irrigated raised vegetable beds. At the heart of the home, a quality contemporary kitchen comprises stone benchtops, a chic herringbone-tiled splashback, a breakfast bar for casual meals, and stainless steel appliances including a dishwasher, wall oven and gas cooktop. Set on the ground floor, the master suite offers two sets of built-in wardrobes and an airy private ensuite with a waterfall shower and corner spa bathtub. The ground floor also includes a second bedroom with built-in wardrobes, plus a bathroom with separate W/C and a laundry / mudroom. Poised on the upper level, a spacious retreat living area creates a peaceful haven for children's play, with a study space and three enviable walk-in storerooms. Two charming bedrooms are each equipped with built-in wardrobes, with one boasting sweeping panoramic views encompassing Mount Dandenong. The upper level bedrooms are complemented by a striking Danish-inspired bathroom with a substantial skylight, shower over bathtub, and floor-to-ceiling feature tiling. Accessed via the first floor, a drop-down ladder leads to a lined attic space with flooring, offering exceptional additional storage within the insulated roof. Fully renovated during 2021/22, the home features wide floating timber flooring, quality carpeting, gas ducted heating, reverse cycle ducted air conditioning, split system air conditioning, stylish light fixtures, external shade blinds, Uniquiti Unifi security cameras, automated garden irrigation, a Tesla Gen3 wall charger, an under-house cellar, two lock-up sheds, and plenty of off-street parking. Set within the sought-after Vermont Secondary College zone, and just a stroll from Mitcham BMX Track, Somers Trail, Heatherdale Cricket Club and buses, the home is also moments from local Mitcham shopping, Britannia Mall, Ringwood Square, Costco, Eastland and EastLink.