

**12 Norman Street, Mitcham, Vic 3132**

**JellisCraig**

**House For Sale**

Tuesday, 21 May 2024

**12 Norman Street, Mitcham, Vic 3132**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 754 m2**

**Type: House**



Miranda Bailey  
0431535009



Andrew Luke  
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**\$1,300,000 - \$1,400,000**

Poised within a highly sought-after leafy neighbourhood, this fully renovated character weatherboard home presents an impressive zoned floorplan, with plenty of indoor and outdoor living space and an immense family-friendly backyard ideal for active children. Elevated amidst colourful landscaped gardens, the home boasts gleaming hardwood floors, airy high ceilings with decorative cornices, elegant timber picture rails, and beautiful leadlight windows. Superbly situated less than 300m from both Simpson Park and local Rangeview shops, and within easy walking distance of Rangeview Primary School, buses, Heatherdale Reserve and Mitcham Station, the home is also just moments from Mitcham shops and cafés, Vermont Secondary College (within zone), EastLink, Brentford Square, Forest Hill Chase and Eastland Shopping Centre. Flooded with natural light, an open plan living and dining area includes a sundrenched timber bench seat with a tranquil leafy outlook. A separate family room flows out through stacker doors to an expansive alfresco entertaining area, offering plenty of undercover space for year-round outdoor dining. The peaceful backyard features a manicured lawn with lush established garden borders, a mature lemon tree, a wisteria-draped arbor, a children's cubby house, and an impressive artificial turf sports court ideal for lively children's play. The private gardens also include an array of native plants, attracting vibrant local birdlife to the home. An impeccable contemporary kitchen comprises thick stone waterfall benchtops, a breakfast bar, stylish tiled splashbacks, abundant soft-close drawer storage, a sash window servery to the alfresco area, and quality stainless steel appliances including a Miele dishwasher, oven and rangehood, and a 900mm Asko gas cooktop. The master bedroom features generous built-in wardrobes, and a luxurious contemporary ensuite with floor-to-ceiling tiling, a large hung stone vanity, a heated towel rail, a recessed cistern toilet, and an oversized semi-frameless glass waterfall shower. Two light-filled additional bedrooms are each equipped with substantial built-in wardrobes, and are complemented by a private office at the rear. The home also includes a fully tiled central bathroom with a shower over bathtub, and a separate laundry. Featuring ducted heating, evaporative cooling, three solar powered 'illuminate' skylights, excellent inbuilt storage, LED downlights, rolled blinds with privacy sheers, two lock-up sheds and an exposed aggregate driveway and pathways, the home also includes ample off-street parking space.