

13 Baum Crescent, Highton, Vic 3216

buxton

Sold House

Wednesday, 14 February 2024

13 Baum Crescent, Highton, Vic 3216

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 585 m2

Type: House



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\$712,000

Set in the peaceful and picturesque surrounds of Old Highton, this much-loved home is offered to the market for the first time in over 30 years, representing an exceptional opportunity to enter this tightly held pocket. Situated on a generous 585m² (approx.) allotment, within walking distance of Montpellier Primary School, within the sought-after Belmont High school zone, a short stroll to the North Valley shops and cafes, minutes from Highton Village, the Barwon River, parks, reserves, sporting facilities and the Ring Road, this address promises a convenient family friendly lifestyle. The classic triple fronted brick veneer retains its original charm, set behind lush, manicured gardens. Inside, the entry leads you into an inviting lounge room, featuring a brick mantel, gas heating, split system heating and cooling and a welcoming atmosphere throughout. The adjoining dining and kitchen area features polished timber floors, the central kitchen is well-positioned to enjoy entertaining family and friends. Three generous bedrooms are serviced by a central family bathroom and separate wc, with a large laundry and sunroom at the rear completing the well-functioning floorplan. The backyard showcases an array of established trees and beautiful gardens, with ample space to play, relax or entertain in tranquil surrounds. The long driveway plus garaging at the rear allows for ample off-street parking. Offering comfortable living now, with further scope to update, modernise or extend (STCA) there is further potential to add value and create your dream home and lifestyle. Terms: 10% Deposit, 60 day Settlement. For alternative arrangements, please discuss with agent.