

**13 Eothen Lane, Kilsyth, Vic 3137**



**Sold House**

Wednesday, 13 December 2023

13 Eothen Lane, Kilsyth, Vic 3137

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 847 m2**

**Type: House**



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**\$825,000**

With its stylish enhancements, ample room for expansion plus the potential for subdivision or full-site redevelopment (STCA), this property on approximately 847sqm boasts both an ideal setting for raising a family and promising possibilities. A part of a great neighbourhood, it is situated within walking distance to bus stops, Collins Place and Churinga shops, childcare centres, kindergartens, primary schools, trails, medical centres and Kilsyth Centenary Pool. It is also only a short commute to secondary schools and the neighbouring suburbs of Croydon and Mooroolbark, with their excellent amenities and train stations.- Fronted by freshly mulched gardens and a long driveway with a single garage, the home exudes a classic 1960's charm- A comfortable floorplan is revealed inside, complemented by fresh paintwork, new flooring, lighting and block-out blinds- A good-size lounge is the first room you will discover, flaunting a feature wall with VJ panelling and a split system air conditioner- The modern kitchen is accompanied by a meals area for easy cooking and dining. It contains an electric upright cooker, tiled splashbacks and a new dishwasher- The adjoining laundry grants outdoor access, where there is a covered alfresco for entertaining- The large backyard beyond is superbly child and pet friendly- The backyard also has the space to possibly create one or two new dwellings (STCA)- A dedicated sleeping wing plays host to three bedrooms. One of these rooms has a feature wall with VJ panelling. The other two rooms have wardrobes, including one with a split system air conditioner and a ceiling fan- The rooms are serviced by a tastefully renovated bathroom with a deep bathtub, shower, mirrored cabinet, vanity and a separate wash closet- Offering immediate comfort and incredible future prospects, this property is sure to appeal to a broad range of buyer groups including families, builders, developers, downsizers and investors