

**13 Erica Court, Blackburn North, Vic 3130**



**House For Sale**

Saturday, 27 April 2024

13 Erica Court, Blackburn North, Vic 3130

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 752 m2**

**Type: House**



Harry Singh  
0433441313



Anthony Molinaro

**\$1,100,000 - \$1,200,000**

Sometimes, it takes vision to realise the true potential of a property. Here, the elements of success are ready and waiting for an astute buyer to capitalize on this first-class position in the school zone for esteemed Blackburn High (STSA) and its new STEM centre for Science, Technology, Engineering and Mathematics. The existing home offers 3 bedrooms and 2 living areas including a versatile sunroom, with the convenience of 2 toilets and a powder room with a second vanity serving as a 2nd bathroom. A big north facing yard gives you room for cricket or soccer, with a pergola over the paved patio providing the ideal BBQ space. Gas central heating, a space heater in the lounge, wall mounted air con, s/s Westinghouse kitchen appliances and a garage at the end of the extended driveway complete the feature list. Suitable to lease out while you consider the site's potential for redevelopment, there's enough land here for a stunning new home (STCA) with barely any trees on site to fast track your plans, putting you in the prized bowl of the court close to the newly upgraded Blackburn North Square, Old Orchard Primary School, Koonung Reserve, the Melbourne Badminton Centre and the city to coast gateway of the Eastern Fwy and Eastlink. Note: Can't attend the auction? No problem, you can still participate online. You can watch, or even bid at this auction online using Anywhere Auction website and app. Contact us or visit the Anywhere Auctions website to find out more.