

**13 Harley Street, Knoxfield, Vic 3180**



**House For Sale**

Tuesday, 26 March 2024

13 Harley Street, Knoxfield, Vic 3180

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 725 m2**

**Type: House**



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## **Auction (\$850,000 - \$935,000)**

Nestled within the heart of Knoxfield lies a treasured family residence situated at 13 Harley Street, Knoxfield presenting a rare fusion of timeless charm and limitless potential. Boasting a substantial land area spanning 725m<sup>2</sup>, this property provides an enticing prospect for those with aspirations of either tasteful land subdivision or the fulfillment of transforming this dwelling into their ideal home. Upon entering, guests are welcomed into a cozy and inviting ambiance, where the enduring elegance of floorboard-clad living spaces sets the scene for cherished family moments. Retaining its original allure, the home exudes a nostalgic charm, featuring three snug bedrooms, a well-kept bathroom, and the added convenience of a dual garage alongside extra carport space to accommodate all parking requirements. Enjoy the harmonious blend of comfort and functionality with amenities such as ducted heating for colder nights, complemented by a reverse cycle split system ensuring year-round comfort. Each aspect of this home contributes to a tranquil living experience, creating a sanctuary for its inhabitants. Strategically positioned within a coveted locale, this residence is mere moments away from the bustling hubs of Studfield Shopping Centre and the expansive Westfield Knox, offering easy access to all essential shopping and dining amenities. Families with young children will appreciate the proximity to esteemed educational institutions like Knox Park Primary and Carrington Primary, laying a solid foundation for academic endeavors. Nature enthusiasts will delight in the nearby green spaces and recreational facilities, providing ample opportunities for weekend adventures and relaxation. More than just a dwelling, this property epitomizes a lifestyle of convenience, camaraderie, and contentment. Whether captivated by the prospect of land subdivision or envisioning a revitalization of this character-rich abode, 13 Harley Street presents a distinctive opportunity to shape your future in one of Knoxfield's most desirable neighborhoods.