

**13 Kenmare Street, Mont Albert North, Vic 3129**



**House For Sale**

Tuesday, 30 April 2024

13 Kenmare Street, Mont Albert North, Vic 3129

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1162 m2**

**Type: House**



Calvin Chan  
0390130160



Jim Chen  
0390130160

## **Auction \$1,950,000 - \$2,100,000**

Calling all developers! Welcome to Kenmare Street, Mont Albert North – where the potential is as vast as the 70s charm. This expansive 1,162 m<sup>2</sup> property is a canvas awaiting your creative touch, offering a plethora of features that promise both comfort and opportunity. Step into the plush carpeted living room, where the cozy ambiance is accentuated by a welcoming fireplace. Floor-to-ceiling glass windows bathe the interior in natural light, seamlessly connecting indoor and outdoor spaces, ideal for gatherings and family fun. Luxuriate in the tiled bathroom complete with a bathtub, while the three bedrooms boast built-in robes for practicality. Ducted heating ensures year-round comfort, and the industrial gas stove in the kitchen caters to culinary enthusiasts. Outside, a serene garden awaits in the front yard, while vintage pendants and a leadlight window add character. A security system provides peace of mind, and practical features like external laundry access, corner window bench seating, and ample under-house storage enhance functionality. This property is opposite of Mont Albert North Primary school and conveniently zoned for Box Hill Senior Secondary College, with proximity to essential amenities such as Box Hill Central, Box Hill station and the 612 bus line, this property offers both convenience and lifestyle. Enjoy easy access to Mont Albert Reserve, local cafes and shops, adding to the convenience and lifestyle appeal of this remarkable property. Don't miss out on the opportunity to transform this gem into your own slice of paradise!