

**13 Lernes Street, Forest Hill, Vic 3131**



**House For Sale**

Saturday, 3 February 2024

**13 Lernes Street, Forest Hill, Vic 3131**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 613 m2**

**Type: House**



Grant Lynch  
0408110011



Zen Chan  
0478168588

**\$1,050,000 - \$1,150,000**

Enjoying an enviably peaceful cul-de-sac location with a sundrenched north facing backyard, this classic single level cream brick home presents an exceptional opportunity for growing families, with exciting scope for updates or extension in the future. Alternatively, the spacious 613sqm block offers a superb prospect for those looking to design and build a brand new dream home (STCA). Situated just a short stroll from leafy Forest Hill Reserve, buses, Aqualink and Brentford Square Shopping Centre, and zoned for Parkmore Primary School, Mount Pleasant Road Primary School and the acclaimed Vermont Secondary College, the location is also conveniently close to Nunawading Station, Forest Hill Chase, EastLink, Blackburn Lake Sanctuary and Bellbird Dell Reserve. Surrounded by vibrant colourful gardens with an array of mature fruit trees, the freshly painted home is filled with abundant natural light. The living room features full height windows on both sides, while a separate meals area is positioned alongside a bright kitchen with a freestanding gas oven and stove. At the rear, a generous family-friendly lawn is framed by leafy established gardens, with established nectarine, plum, blood plum, persimmon, fig and lemon trees. Three bright bedrooms include two equipped with built-in wardrobes and delightful garden outlooks, and are complemented by a central bathroom, a separate W/C, and a full laundry with excellent additional storage space and direct outdoor access. Featuring gas ducted heating, evaporative cooling, solar panels, roller blinds with privacy sheers, a security screen door and a water tank, the home also includes a single lock-up garage plus ample additional off-street parking.