

**13 Raymond Street, Blackburn North, Vic 3130**



**Sold House**

Friday, 25 August 2023

13 Raymond Street, Blackburn North, Vic 3130

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 759 m2**

**Type: House**



Lambie Balkos

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## Contact agent

Beyond a private gated entry amid a sprawling garden setting, this immaculately maintained home delivers exceptional family flexibility on a vast 759m<sup>2</sup> (approx.) site. Showered in northerly light in an elevated position, the home offers sunlit space for daily living and vibrant entertaining, while providing options for independent, self-contained accommodation. Welcoming guests across a sundrenched patio, the home is introduced by a bright lounge room with a quaint stacked-stone mantelpiece. Adjoining the dining room and kitchen, the space becomes a seamless entertainer, catering to the masses with substantial storage and a full appointment of appliances including a gas cooktop, while serving afterschool kids' snacks at a lengthy breakfast bar. At the back of the home, a large rumpus room cosies family and friends around a slow-combustion fireplace, connecting with a sheltered dining patio and the sprawling gardens for lively indoor-outdoor entertaining. A brick two-car garage houses a second kitchen to nurture alfresco celebrations, adding opportunity to transform it into independent accommodation for the growing teenager or extended family. Inside the home, the family accommodation is ever-so generous, matching three queen-sized bedrooms with built-in robes, and a contemporary fully tiled bathroom. A versatile living room, home office, or fourth bedroom completes the floorplan, complemented with built-in robes. Wrapped in the comforts of ducted heating, split system air-conditioning, and remote-controlled security shutters, the home has been beloved by one family for five decades, now presenting a new beginning, including options to build a luxury new home design or townhouse development (subject to council approval). Situated within an easy stroll of the Koonung Creek trail, the Charlton Street playground, the new Blackburn Square's eateries and shopping, and Blackburn High School, the home is primed for family living, while minutes from Blackburn Station, Box Hill Central, and the Eastern freeway for a quick CBD commute.