

**14 Cumming Street, Burwood, Vic 3125**



**House For Sale**

Tuesday, 2 April 2024

14 Cumming Street, Burwood, Vic 3125

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 695 m2**

**Type: House**



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## **Auction - \$1,300,000 - \$1,400,000**

Located in a sought-after area, this impressive family home represents a prime opportunity brimming with potential. With a seamless blend of comfort and promise, it serves as an ideal foundation for future endeavors. Positioned on approximately 695 square meters of nearly flat land, it offers various options, including a customized renovation, the construction of a luxurious new home, or the development of dual units (subject to council approval). Inside, the atmosphere is inviting, with ample room for family living. Three generously sized bedrooms, each with built-in robes, ensure personal space for everyone. The heart of the home is the sunlit lounge and dining area, perfect for gatherings and relaxation. A separate rumpus room, complete with an entertainer's bar, sets the scene for memorable occasions. The functional core of the home comprises a tasteful kitchen and a centrally located bathroom. While the current state of the residence is comfortable, there is potential for new owners to leave their mark through a transformative renovation or visionary rebuild. Outside, the private backyard, surrounded by landscaped gardens, offers a tranquil space for children and pets to enjoy. The undercover entertaining area is ideal for hosting gatherings. Additional features include ducted gas heating, a gas space heater, mains pressure gas hot water, air conditioning, an under-house wine cellar, a versatile work/utility room, and a tandem carport. The property's exceptional location adds to its allure, with easy access to city-bound trams on Burwood Highway, St. Benedict's Primary School, PLC, and Deakin University. Gardiners Creek Reserve and cycling trails, as well as Bennettswood Shopping Centre, Burwood Heights Shopping Centre, Burwood One, and the Box Hill Golf Club, contribute to the lifestyle appeal of this captivating home.