

**18 Catherine Street, Boronia, Vic 3155**



**House For Sale**

Thursday, 9 May 2024

**18 Catherine Street, Boronia, Vic 3155**

**Bedrooms: 3**

**Bathrooms: 1**

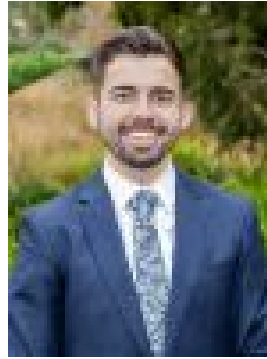
**Parkings: 2**

**Area: 1022 m2**

**Type: House**



Blayze Fatchen  
0408387164



Daniel Ribeiro  
0497982666

## **Auction (\$800,000 - \$880,000)**

**THE PROPERTY** Ideally set back on the property for privacy, this charming three-bedroom home resting on a huge 1022 sq m approx. block offers outstanding potential for a renovation, knockdown rebuild or exciting townhouse development (STCA). Embraced by serene gardens and a leafy tree canopy, the home boasts a large open plan living space open entry, highlighted by soaring ceilings and serene garden views from every angle, creating a warm and inviting environment. Cooking is a delight in the character kitchen complete with ornate tiled splashbacks, benches and floors, with rustic timber cabinetry and fixtures adding to the appeal. Three generously sized bedrooms feature built-in robes, and the sparkling central bathroom includes bath, shower, vanity and separate toilet. Further highlights of 3 water tanks, garden shed and carport complete this enticing property, offering immense potential to create your dream lifestyle in a wonderfully connected and convenient position.

**THE FEATURES** • Charming three-bedroom, one-bathroom family home • Exceptional potential for rebuild or development (STCA) • Spacious & rustic open plan living with soaring ceilings • Three generous bedrooms all feature built-in robes • Chic bathroom with bath, vanity, shower & separate toilet • Huge 1022 sq m approx. block with established gardens • Carport at rear with ample off-street parking

**THE LOCATION** Enjoying a prime position, just a short stroll to shops, cafés, dining and trains in central Boronia, within easy reach of local schools including Boronia West Primary and Boronia K-12 College, plus a short drive to Westfield Knox, Eastlink and the Dandenong Ranges.

On Site Auction Saturday 1st of June at 12pm