

**18 Glen Ebor Av, Blackburn, Vic 3130**



**Sold House**

Monday, 19 February 2024

18 Glen Ebor Av, Blackburn, Vic 3130

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1075 m2**

**Type: House**



Raphael Tang  
0474007777

**\$2,150,000**

Expressions of Interest Closing by 5:00pm 09 March 2024 (Saturday) Ideally situated in a tranquil, leafy suburb moments from Blackburn Lake, prestigious schools, and the vibrant Blackburn Station Village, this inviting 3 bedroom, 2 bathroom home occupies a substantial 1075sqm (approx.) corner allotment, presenting a rare development opportunity or a delightful family abode. This property stands as a premier real estate opportunity in Blackburn, featuring a vast corner block with extensive frontage, making it highly appealing for builders interested in constructing new homes (STCA). Glen Ebor Avenue and its surroundings are known for their trend-setting developments, with numerous stylish new constructions in the area. Alternatively, the existing home is perfectly equipped for comfortable living, enhanced with modern updates and spacious living areas, ideal for families. The residence boasts elegant timber flooring from the entrance leading into a warm formal lounge complete with an open fireplace. A distinct dining room leads into the central living space, offering a sizeable family room with built-in storage and a modern kitchen fitted with top-notch appliances, including a stainless steel oven and cooktop. The master bedroom, a haven of natural light, features a WIR, mirrored BIR, an upscale ensuite, and picturesque garden views. Additional attributes include two more bedrooms, a contemporary bathroom, and an expansive outdoor area featuring a pergola deck, a charming courtyard, and a large garden with citrus trees and vibrant native flora. Other benefits include a European laundry, ducted heating, air-conditioning, external blinds, a covered outdoor storage area, and both single and double garages on separate driveways. The property's location is highly convenient, near Blackburn Lake Primary School, St. Thomas the Apostle Primary School, Blackburn Primary School, Morton Park, Brand Smart Outlet Centre, and well-served by local buses, with easy access to Blackburn and Nunawading Stations. This home offers a blend of peaceful living and accessibility, perfect for families or developers.