

**18 St James Avenue, Mont Albert, Vic 3127**



**House For Sale**

Friday, 3 May 2024

**18 St James Avenue, Mont Albert, Vic 3127**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 503 m2**

**Type: House**



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**\$1,750,000 - \$1,900,000**

Graced with contemporary elegance that is so sought-after, wonderful views of the ranges that will never get old, and a charmed location in a very leafy pocket of Mont Albert, this 5 bedroom, 2 bathroom residence is your destiny. This renovated and extended home offers plenty of family highlights, including two magnificent living zones on the ground level including a formal sitting room/lounge at the front of the dwelling with open fireplace, and enormous rear central family and meals area boasting Forest Red floorboards. From central living you can easily access the smart and functional black granite kitchen which comes with stainless steel appliances (including Miele combo oven). A versatile study area on the ground level has potential to be a formal dining room or additional living, meanwhile you get to enjoy 3 downstairs bedrooms which easily access a spa bathroom. On the top level, aside from getting the memorable ranges views, you also have a master bedroom with walk-in robe and ensuite plus a 5th bedroom! Other brilliant home additions include an elevated entertainer's deck for summer dining, laundry with storage, central heating, easy back garden, and a double carport. Not far from Surrey Park with Aqualink, Kingsley Gardens, Box Hill Central Shopping Centre, Union Rd shopping village, Surrey Hills Primary School, Koonung Secondary College, buses, and Union Station. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation. Onsite & Online Auction with Anywhere Auctions. If you cannot attend the property to bid we offer the option of remote online bidding with Anywhere Auctions. To Register to Bid: Please visit the Anywhere Auctions website <https://anywhereauctions.com.au> or download the app and click on the "Register to Bid" button against this property. Registration only takes few minutes and you will be able to bid online from the safety of your own home. \*Note: You must register to bid 24 hours prior to the start of the auction.