

196 Middleborough Road, Blackburn South, Vic 3130 **JellisCraig**

House For Sale

Tuesday, 26 March 2024

196 Middleborough Road, Blackburn South, Vic 3130

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 310 m2

Type: House



Dylan Brown
0488248588



Andrew Luke
0419154064

Aldinga Street frontage

Boasting an elegant contemporary façade with a peaceful street frontage to Aldinga Street, this impeccable contemporary residence showcases a superbly zoned floorplan, creating enviable privacy and separation for harmonious family living or for those working from home. Zoned for Box Hill High School and Roberts McCubbin Primary, and positioned within easy walking distance of an array of quality cafés and restaurants, and numerous local shops including Bunnings, Officeworks, Chemist Warehouse and Middleborough Road village shopping, the home is also just metres from buses to Box Hill Central and Box Hill Station, with express trains to the city. Burwood Brickworks and trams to Deakin University are less than 2km away, with leafy Orchard Grove Reserve, Wurundjeri Wetlands and Gardiners Creek Trail all close by. Framed by established landscaped gardens and a grand portico entry, the home greets guests into a soaring double height atrium foyer. On the main floor, an inviting open plan layout features two separate living and dining spaces, with double doors between to increase privacy. The dining area flows out through double glazed doors to a spacious undercover timber deck, overlooking a tranquil and secure backyard with quality artificial turf and low maintenance leafy borders. The generous contemporary kitchen comprises stone waterfall benchtops, sleek glass splashbacks, a breakfast bar for casual meals, a large corner pantry, and premium European appliances including a Miele dishwasher and a large Smeg oven with five-burner gas cooktop. Elevated from the main level, the oversized master bedroom includes a walk-in wardrobe and fully tiled skylit ensuite with a twin stone vanity, and is set alongside a private home office, a stone guest powder room, and a laundry with direct outdoor access. Further elevated to create a secluded family zone, two carpeted bedrooms are each equipped with built-in wardrobes, and are complemented by a light-filled central bathroom with a large stone vanity and a separate bathtub. Recessed on the lower level, a spacious rumpus area provides excellent flexibility for a range of uses, with plenty of room for use as an additional living area or play space, a home gym, a substantial workshop, or a secluded home office. Featuring hardwood timber floors, airy high ceilings, double glazing on windows and sliding doors to reduce road noise, ducted heating and cooling, ducted vacuuming, instantaneous hot water and roller blinds with privacy sheers, the home also includes a four camera 4MP CCTV system, professionally wired to four separate indoor and outdoor zones, plus a remote double lock-up garage with convenient internal access.