

1b Lemon Grove, Nunawading, Vic 3131

FLETCHERS

Sold Unit

Monday, 11 September 2023

1b Lemon Grove, Nunawading, Vic 3131

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Unit



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\$947,500

A comprehensively renovated haven of timeless sophistication and effortless style, this bright, 3 bedroom plus study villa is effortless to maintain in a tranquil pocket of family-friendly pride. Merely metres from the locally renowned Peddler Café and the open spaces of R E Gray Reserve, the home is suited to everyone from new market entrants to the most discerning of downsizers. With polished hardwood flooring, hydronic heating and evaporative cooling, the home flows through to an open-plan rear that is underpinned by a gourmet kitchen with stone benches and splash backs as well as stainless-steel appliances – including a 6 ring cooktop. Seamlessly, the flow continues outdoors to a garden-surrounded rear courtyard oasis that basks in afternoon sun and is certain to delight entertainers. With an important second living area, a lock-up garage and no owners' corporation, the home is zoned for both Mullauna College and Mitcham Primary School (both walkable), moments from buses, trains, Mitcham shops, the recently redeveloped Blackburn Square and the Eastern Freeway.* 3 generous bedrooms – 2 with built-in robes – and a separate study.* Open-plan living at the rear of the home.* Stone benches and stainless-steel appliances in a gourmet kitchen.* Easy alfresco connection to sunny alfresco entertaining.* Pergola is perfect for outdoor Christmas lunches.* Separate lounge with its own porch.* Fully tiled and renovated bathroom.* Lock-up garage and driveway parking for a second driveway.* Ambient and economical hydronic heating and evaporative cooling.* Walk to cafes, parks, buses and fine schools.* Easy access to Mitcham Shops and Blackburn Square.* Trains via Nunawading and Mitcham Railway Stations for easy access to the CBD and MCG.* Multiple local buses within 50 metres.* Moments from the Eastern Freeway.* Moments from the new Whitehorse Performing Arts Centre.* Terrific local sporting facilities including Walker Park.* Excellent access to local bike paths including the Eastern Freeway Linear Reserve and the Nunawading to Box Hill cycleway. Terms: 10% deposit, balance 60 days