

**2/49 Leach Street, Briar Hill, Vic 3088**



**Unit For Sale**

Friday, 10 May 2024

2/49 Leach Street, Briar Hill, Vic 3088

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 388 m2**

**Type: Unit**



John Le Gros  
0422608038

**\$700,000 - \$750,000**

EXPRESSIONS OF INTEREST CLOSING TUESDAY 4TH JUNE AT 5PM (UNLESS SOLD PRIOR) This well-maintained single-level home is tucked away on a 388m<sup>2</sup> (approx.) plot of land at the end of an extended driveway, offering a serene escape while requiring minimal upkeep. Upon arrival, you'll be welcomed by a spacious lounge area featuring a bay window that floods the space with natural light. Flowing seamlessly into the dining area and kitchen boasting ample bench space and storage, it serves as the heart of the home, perfect for family gatherings. The three bedrooms, all equipped with built-in robes, are accompanied by a well-maintained family bathroom including a bath and additional access to the master bedroom. The full-size laundry provides direct access to the rear courtyard, ideal for relaxed meals while enjoying the surrounding gardens, offering year-round enjoyment for family and friends. Notable features include gas ducted heating, a single lockup garage, and additional off-street parking. Centrally located, the property is within walking distance to Woodlands Park playground and Malcolm Reserve, as well as nearby shops, Briar Hill Pre-school, Sherbourne and Briar Hill Primary Schools, and local bus services. Convenient access to Montmorency Secondary College, Greensborough Plaza and Train Station, Eltham Village, and leisure facilities, including WaterMarc, Diamond Valley Miniature Railway, and Diamond Creek trail, further enhances the appeal of this residence.