

**2 Harrison Street, Mitcham, Vic 3132**



**House For Sale**

Tuesday, 27 February 2024

2 Harrison Street, Mitcham, Vic 3132

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1072 m2**

**Type: House**



Daniel Broadbent  
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**\$1,250,000 - \$1,350,000**

AUCTION THIS SATURDAY | Highly sought but seldom found, this 1930 circa weatherboard home and property present an amazing opportunity for a renovator or developer on a flat 1072m<sup>2</sup> allotment with 18.29M frontage (STCA) on one of Mitcham's most distinguished streets. Loved by the same family for 70 plus years, the abode offers period elegance with ornate timber detail and elevated ceilings with intricate art deco detailing. Comprising three bedrooms and a tidy bathroom with shower, vanity and WC. A kitchen/meals with freestanding gas cooker and ample bench space is complemented by a large living room adorned with chandeliers. Progressing to covered entertaining and an expansive grassed garden with no significant trees. A workshop, single car garage plus double carport provide ample storage/parking. Extra features: laundry, linen press and security alarm. The home can potentially be refreshed and leased out while plans and permits are sought for multiple townhouses (STCA). It may appeal to a couple or family interested in renovating, and extending for the future, or building the home of their dreams. One thing that is unlikely to change is the unrivalled location and stunning tree lined street. Walk everywhere, from Mitcham Shops and an array of restaurants and eateries, to Britannia Mall, gymnasiums, Pilates studios, Halliday Park and medical facilities. Footsteps to buses and Mitcham Train Station, and just 4 stops from Box Hill Central. Stroll to Mitcham and St John's Primary Schools, Mullauna College and public transport to excellent private education. Close by to Walker Park, Yarran Dheran Reserve and Mullum Mullum/Eastlink trails, leading to the city and suburbs. Handy access to Eastland, Westfield Doncaster and the Eastern Freeway. Proposing a myriad of opportunities, hurry to make your offer on this land of incredible opportunity.