

# 2 Marian Court, Blackburn, Vic 3130



## House For Sale

Thursday, 7 March 2024

2 Marian Court, Blackburn, Vic 3130

Bedrooms: 3

Bathrooms: 1

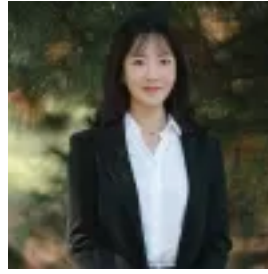
Parkings: 1

Area: 697 m2

Type: House



Ripple Wu  
0398898800



Luna Tian  
0398898800

**\$1,300,000-\$1,430,000**

Sitting in a petite court opposite Laburnum Primary School and zoned for prestigious Box Hill High School, this well-presented three bedroom home is established on a level block of 697sqm approx. Immediately comfortable and ready to occupy or lease out, appreciate the generous design of the lounge/dining room, central kitchen and rear family room. An exciting opportunity to add your own design flair with a contemporary renovation, there is also outstanding potential to construct a spectacular dream residence (STCA). For developers, there are endorsed plans to build two town residences (STCA). Situated in a family-focused neighbourhood that offers a dream lifestyle, stroll with pleasure to RHL Sparks Reserve, Blacks Walk, vibrant Laburnum Village cafes and the train station. Metres from the bus to Box Hill Central, live near private schools including Our Lady of Sion College and Kingswood College.- In a small court opposite Laburnum Primary School- Zoned for Box Hill High School- On 697sqm approx.- Neat three bedroom home with two living zones- Potential to renovate or build a dream home (STCA)- Endorsed plans to build two townhouses (STCA)- Ducted heating and a split system air-conditioner- Single garage