

**22 Esdale Street, Blackburn, Vic 3130**



**House For Sale**

Wednesday, 21 February 2024

22 Esdale Street, Blackburn, Vic 3130

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Mark Brown  
0398796335

**\$2,150,000-\$2,365,000**

Designed with meticulous precision and unrivalled style, living and entertaining here will be nothing short of magnificence!!! The stylish bamboo floors and the frosted sliding doors that separate the study and the theatre will enchant you. The study room is large and spacious, with ample storage and room for two desks. The theatre room provides a touch of luxury with the sheer and curtain combo, and is pre-wired for full surround sound. You can enjoy movie nights with your family or friends in this cozy and comfortable space. The hallway leads to the vast open plan dining and family room, where vaulted ceilings provide openness and enhance the feeling of space and light. The impressive kitchen that integrates with the living area and incorporates deluxe stainless-steel appliances, extensive stone benches and a butler's pantry. Double sliding doors extend the Alfresco area with the family room enhancing your entertaining options, or simply sitting outside and enjoying the serenity and privacy of the exceptionally maintained back garden. The main bedroom is at the front, with ensuite and walk-in robe adding three additional bedrooms at the opposite end of the house with the shared bathroom and separate toilet and powder room. Additional luxuries include heating and cooling, internal access from the double garage, and a 700-meter block of land. Vegetable garden, security alarm and camera system and floor to ceiling quality, double-glazed windows throughout the house. Positioned in a quiet, lovely tree-lined street and near Larch Street Kinder, newly upgraded North Blackburn shops, Box Hill Central and Blackburn Station, and within minutes' walk to the well-sought after Blackburn High School and within walking distance to Blackburn Primary School. This is truly the best house on the street.