22 Rishon Avenue, Blackburn South, Vic 3130 House For Sale



Tuesday, 30 April 2024

22 Rishon Avenue, Blackburn South, Vic 3130

Bedrooms: 4 Bathrooms: 2 Parkings: 3 Area: 622 m2 Type: House



Miranda Bailey 0431535009



Andrew Luke 0419154064

\$1,180,000 - \$1,280,000

Auction Live Streaming via GAVL.Jellis Craig clients have the opportunity to watch live property auctions.Register through www.gavl.com.au and follow the property link: https://x5u9a.app.goo.gl/E4vvRPlease download the free GAVL app. Poised amidst beautifully tended gardens in the heart of a coveted family neighbourhood, this expansive brick home offers two generous separate living areas and a sundrenched entertainers' deck, superbly laid out for growing families. Ideally positioned just a short stroll from Orchard Grove Primary School, Peach Café, leafy Orchard Grove Reserve, Holland Road Playground and bus stops on Blackburn Road, the home is also within easy reach of Burwood One shopping, Forest Hill Chase, Eley Road shops, and trams to Deakin University, PLC and Burwood Brickworks. Zoned for Forest Hill College, the location is also close to Emmaus College, Blackburn English Language School, Aurora School, Kingswood College, Avila College and Wesley Glen Waverley. Featuring gleaming polished hardwood timber floors and elegant ornamental cornices and plasterwork, this spacious home has been lovingly cared for by its owners for nearly 60 years, with tasteful updates and an extension offering plenty of space across a single level floorplan. At the entry, an inviting open plan living and dining room features a slow combustion enclosed wood fireplace with a beautiful custom made timber mantle. Positioned at the heart of the home, a spacious separate family room is set alongside a flexible multi-purpose space, ideal for a range of uses including as a home office, a musical instrument area, or a children's play space. The family room flows out through glass sliding doors to a sunny north facing paved terrace. Adjacent, a family-friendly lawn and an expansive semi-undercover deck create an impressive space for relaxed outdoor dining and entertaining, overlooking two substantial irrigated raised vegetable beds, a lemon tree, and low maintenance established gardens with an array of colourful roses. The generously proportioned kitchen features a large skylight, ample classic timber cabinetry, an Asko dishwasher, an electric wall oven, a gas cooktop, and a walk-in pantry. Four bedrooms are each equipped with built-in wardrobes, and are complemented by a skylit central bathroom with a waterfall shower, a twin vanity and a separate W/C. The home also offers an additional bathroom, and a full laundry with direct outdoor access. Featuring a recently updated gas ducted heating unit (with three years remaining on warranty), two split system air conditioning units – one at each end of the house, a slow combustion wood burning heater, ceiling fans, quality window furnishings with Luxaflex blinds, external shade blinds, security screen doors, two large skylights, attractive cedar framed windows on the façade, and two water tanks, the home also includes a large lock-up shed, a three car carport, and additional secure off-street parking with space for a boat, caravan or trailer.