

# 23 Chapman Street, Blackburn North, Vic 3130

## House For Sale

Tuesday, 30 April 2024



23 Chapman Street, Blackburn North, Vic 3130

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 635 m2**

**Type: House**



Jacqueline Johns  
0444524899

**\$1,100,00 - \$1,200,000**

From its gateway location behind the Eastern Fwy on ramp at Middleborough Rd, this mid-century home on its 635sqms (approx) corner paves the way for a dynamic future in this bustling pocket of Blackburn North. The address puts you in the school zone for Kerrimuir Primary and Blackburn High (STSA), surrounded by shops and services including the refurbishment and extension of Blackburn Square into a dynamic hub of shops, restaurants and lifestyle precinct. You will also be near to Box Hill Central, Westfield Doncaster and beautiful parkland along the Koonung Creek Trail. Kept in neat original condition, the home retains the character of hardwood floors and big picture windows, set amid sweet floral gardens to immerse you in greenery. The 3 bedrooms wrap around the hallway, with a bath and shower in the bathroom, and a separate toilet. With no native trees on site, the elevated corner block offers excellent potential to develop a new home or two townhouses (STCA) to capitalize on this prime position on the fringe of Blackburn, Box Hill and Doncaster – the rectangular site highlighted by wide 35m (approx.) frontage along Joseph St and newer builds on the block including the neighbouring corner of Joseph and Vivian St.