

**23 Old Hereford Road, Mount Evelyn, Vic 3796**

**Professionals**

**House For Sale**

Thursday, 16 November 2023

23 Old Hereford Road, Mount Evelyn, Vic 3796

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1376 m2**

**Type: House**



Gary Fletcher  
0437131764

**\$850,000**

Big on living and accommodation, this four bedroom home is the ideal family property, on a big block and opposite the park. Spacious interiors include three living rooms atop polished floorboards: the lounge with open fire, kitchen and dining with lots of bench area and central island, and the huge rumpus/sunroom. Four bedrooms are perfectly zoned for privacy: master at front with walk in robe and renovated ensuite, two others off the hall, and another off the study, all with built in robes. Neatly presented, it is move in ready with extra scope for further renovations or updates and also features ducted heating, evaporative cooling, and a garden shed/workshop. There is lots of space on its 1376m<sup>2</sup> allotment, plenty of room for off street parking, and a huge blank canvas backyard that could be transformed into an entertaining and playful paradise with some additions and garden work. The bonus factor is its location opposite Morrison Reserve West Playground, and walking distance to Yarra Ranges Athletics Track, Owl Land Reserve, Warburton Rail Trail, Yarra Hills Secondary College, and Fernhill Preschool. It is easy to access Mt Evelyn and Lilydale, transport and lots of nearby amenities for a lifestyle of convenience. SMS '23OLDH' to 0488 824 387 for more information.