

# 23 Salisbury Court, Heathmont, Vic 3135



## Sold House

Wednesday, 10 January 2024

23 Salisbury Court, Heathmont, Vic 3135

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 987 m2

Type: House



Brendan Milner  
0412605903



Anita Wei  
0430869608

**\$1,100,000**

**THE PROPERTY** Boasting an enviable, bowl of the court location and enhanced by ample space to relax, grow and entertain this prized residence provides the ultimate opportunity to secure a foothold within walking distance to shops, schools and public transportation. Backing onto serene Uambi Reserve, this versatile opportunity rests upon a desirable 987 sqm (approx.) allowing the opportunity to live in as is, renovate the existing home or utilise the large pocket to build your dream family home. Nestled beyond lush, low-lying gardens the existing home warmly welcomes with an immediately inviting living area flanked by a spacious rumpus zone providing ample space to host and entertain family and friends. Those who love to cook will relish the central kitchen allowing for easy service to the adjoining meals and family area. Ample accommodation is assured with three sizable bedrooms and two original bathrooms. Enjoy sweeping vistas of Uambi Reserve the backyard provides an elevated alfresco and large grassed area providing plenty of room for both children and pets to run and play.

**THE FEATURES** • Charming three-bedroom, two-bathroom family home • Desirable bowl of the court location • Large 987 sqm (approx.) allotment • Walk 140m from your front door to Heathmont Shopping strip • Live in as is, renovate or rebuild with this versatile investment opportunity • Central kitchen includes sweeping countertops & ample storage space • Numerous living & dining areas • Split system air conditioning throughout • Lock up single car garage & workshop with rear access

**THE LOCATION** Those who enjoy an active lifestyle will relish the home's premium position located only a leisurely stroll away from Heathmont's numerous shops and cafes, Heathmont train station, Uambi Reserve, HE Parker Reserve, Heathmont East Primary, Great Ryrie Primary and Aquinas College.

On Site Auction Saturday 3rd of February at 10:30am