

24 Purrumbete Avenue, Manifold Heights, Vic 3218

buxton

House For Sale

Tuesday, 11 June 2024

24 Purrumbete Avenue, Manifold Heights, Vic 3218

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 996 m2

Type: House



Max Hardwick
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Tom Butters
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\$1,395,000 - \$1,495,000

Positioned in one of Manifold Heights most prestigious streets, on an expansive 996m² (approx.) allotment with rear lane access, this original home presents and extraordinary opportunity for those looking to enter this tightly held pocket of the market. Set in a tree-lined pocket, within walking distance of Minerva Road and Shannon Avenue shopping, cafes and amenities, excellent schools, 5 minutes (approx.) from Newtown's private school precinct, less than 10 minutes from the CBD and Ring Road, enjoy a peaceful leafy lifestyle with fantastic central accessibility. Lovingly maintained by one owner for 70 years, here is your once in a lifetime opportunity to secure this outstanding property. Neatly maintained established gardens and a classic weatherboard façade welcome you on arrival. From the wide entry hall, double doors lead to a formal lounge featuring an original stone mantel, ornate cornice and picture rails. The adjoining dining room offers an ambient space to dine and entertain. A bright kitchen forms the heart of the home, centrally positioned excellent functionality, opening up to a large family room with north facing windows allowing natural light to flow throughout. Comprising four bedrooms, the spacious ground floor master includes built-in robes, two further bedrooms adjoin generous walk-through robes with vanity and basin, all serviced by a tastefully presented family bathroom and second wc. Upstairs, the expansive fourth bedroom includes a study nook, kitchenette and private balcony with picturesque views to the bay, perfect for a teenager's retreat or guest room. Outside, a north facing deck provides a private space to entertain outdoors, and the huge backyard includes established gardens and veggie beds serviced by a large water tank. A long driveway, carport garaging, storeroom, under house storage and shedding add to the excellent facilities of the home. Comfortably liveable now, with numerous options to update, renovate, build your dream family home or develop (STCA) there is endless potential to add value in this prime location. If you've been waiting for the perfect opportunity to secure premium Manifold Heights real estate, here it is. Terms: 10% Deposit, 60 day Settlement. For alternative arrangements, please discuss with agent.