

**26 Kitchener Street, Box Hill South, Vic 3128**

**HEAVYSIDE**

**House For Sale**

Friday, 29 March 2024

26 Kitchener Street, Box Hill South, Vic 3128

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 698 m2**

**Type: House**



Steven Zervas  
0423767621



Tim Heavyside  
0394703390

**\$1,350,000 - \$1,450,000**

Watch the auction live here: <https://heavyside.co/live-auction/THE PROPERTY> Perfectly positioned in a cherished family neighbourhood, this delightful three-bedroom weatherboard home offers a serene lifestyle with prized convenience. Beautifully presented, this tranquil retreat is enhanced by charming features throughout including brick fireplaces, picture rails, stained glass windows and exposed beams, and offers immense potential for value-add renovations. Comprising ample space for all to enjoy including a generous living room, central meals zone and well-appointed kitchen with quality appliances, plus a separate dining domain, with access points out to the lush, private gardens on the 698 sqm approx. leafy block allowing for effortless enjoyment of the outdoors. Three bedrooms (two with built-in robes) are ideally serviced by two family bathrooms, offering exceptional convenience, with a separate laundry, ducted heating, evaporative cooling, workshop, studio, carport and an array of storage spaces adding further value and appeal.

**THE FEATURES**

- Charming weatherboard three-bedroom, two-bathroom home
- Embraced by a lush, leafy 698 sqm (15.24m x 45.77m) (approx.) garden allotment
- Chic kitchen features Fisher & Paykel 5-burner stainless steel cooker
- Three generous bedrooms, two complete with built-in robe storage
- Dual family bathrooms offer fabulous convenience
- Dedicated laundry with additional separate guest toilet
- Multiple access points allows effortless enjoyment of the outdoors
- Single carport, storage room, workshop & versatile studio
- Ducted heating & evaporative cooling for comfort in every season

**THE LOCATION** Adding further value to this exceptional property is a prime location just a stone's throw to the Gardeners Creek Trail, a short stroll to Canterbury Road shops, within minutes of Surrey Gardens, Wattle Park and Box Hill Central, plus easy access to transport and local schools. Zoned for Box Hill High School & Roberts McCubbin Primary School. Close proximity to PLC, Deakin Uni, Kingswood College and Aqualink. **THE TERMS: 30|45|60**