

**29 Eram Road, Box Hill North, Vic 3129**



**Sold House**

Friday, 1 September 2023

29 Eram Road, Box Hill North, Vic 3129

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 423 m2**

**Type: House**



Zen Chan

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Grant Lynch

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**\$1,250,000**

Showcasing an impeccable contemporary renovation, this impressive family home is poised high above the street on a sweeping corner block, boasting elevated panoramic views across leafy treetops. With a street frontage on peaceful Third Avenue, the home is set just a short stroll from Koonung Creek Trail, buses, Kerrimuir Primary School and Koonung Creek Reserve. Zoned for Blackburn High School, the location is also moments from the newly refurbished Blackburn Square shopping centre, Laburnum Station, Kerrimuir and Trawool Street village shopping, the vibrant Box Hill Central shopping and restaurant precinct, Westfield Doncaster, and the Eastern Freeway for effortless city access. An inviting open plan living and dining area is awash with abundant natural light, flowing out through double glazed French doors to an expansive alfresco area with ceiling fans and automated retractable shade blinds. Superbly laid out for effortless year-round outdoor entertaining, the alfresco area overlooks a manicured lawn framed by verdant established gardens, creating a private and secure haven for family play. The garden also includes several olive trees and a raised vegetable bed. A generously proportioned contemporary kitchen comprises ample soft-close storage with a corner pantry and concealed appliance area, a sleek tiled splashback, a breakfast bar for casual meals, and premium appliances including a stainless steel Asko dishwasher and an AEG stove / induction cooktop. The spacious master bedroom features an enviable fully-fitted walk-in wardrobe plus a showpiece fully tiled ensuite with an oversized frameless glass waterfall shower, a stone vanity, heated flooring and an indulgent semi-freestanding bathtub. Two additional robed bedrooms include one offering extensive custom joinery and an inbuilt desk, and are complemented by a luxe central bathroom with floor-to-ceiling feature tiling, a large stone vanity, a frameless glass waterfall shower and a heated floor. The home also includes a generous stone laundry with impressive inbuilt storage and direct outdoor access. Fully reglazed with polished hardwood timber flooring and plush carpeting throughout, the home is fully electric with a 7.2kW solar system. Featuring ducted heating and cooling, ceiling fans in all bedrooms, external shade blinds and a lock-up garden shed, the home also includes a remote lock-up carport with an additional secure paved space, ideal for a caravan or trailer.