

**29 Pine Avenue, Briar Hill, Vic 3088**



**House For Sale**

Thursday, 7 December 2023

29 Pine Avenue, Briar Hill, Vic 3088

**Bedrooms: 4**

**Bathrooms: 2**

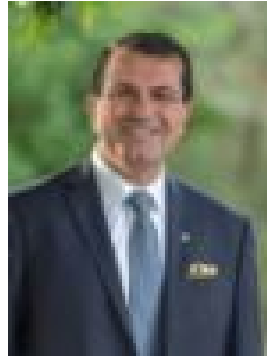
**Parkings: 2**

**Area: 786 m2**

**Type: House**



Craig Nowotsch  
0425877441



Frank Perri  
0414680483

**\$980,000 - \$1,070,000**

Nestled in a beautiful native allotment that spans the corner of this prized Briar Hill avenue, this neat single level, brick veneer home will excite young families and those looking to put their own stamp on the leafy allotment. Completely secure for private entertaining or roaming pets, the home is entered via a double carport with locked roller door or discreet side gate access. A path leads around to a fabulous undercover decking for boundless parties and BBQs surrounded by drought tolerant gardens and a paved pocket for fantastic open-air drinks. Double glass doors lead inside to the main family living and meals spaces with character timber inspired floors. The stylish kitchen is equipped with stone benchtops and a glass splashback, high end Ilve stainless steel freestanding oven with gas cooktop, rangehood and AEG dishwasher plus ample cabinetry/drawers. Servicing a dining area and separate lounge with wood fired heater offering the ultimate retreat to unwind after dinner. Additionally, a TV room provides a private area for children to relax and study nook to complete school work. Supported by four good sized bedrooms, built-in robes, and a generous, updated family bathroom with hanging stone topped floating vanity and herringbone tiled, frameless shower with dual fittings, and the added comfort of a ceiling heater/fan. Including a light warmed master with contemporary ensuite displaying timber vanity top. The home has had some very comfortable additions over the years and includes gas ducted heating, air-conditioning unit and a split system plus feature plantation shutters but could welcome further modernisation in time. There is also potential to develop the dual fronted 786m<sup>2</sup> block in future years, subject to council approval. Boasting an ultra-convenient lifestyle on this private 786m<sup>2</sup> block, just minutes to quality schools including a direct 500m walk to Sherbourne Primary and zoning to Montmorency Secondary College. Easy proximity to Briar Hill Primary and Holy Trinity Primary along with Catholic Ladies College and LaTrobe University. Minutes to Briar Hill cafes/shops, close to Greensborough Plaza and Water Marc. Handy to sports facilities at the end of the street with Malcolm Blair Reserve, a baseball pitch, Karringal Tennis Club plus playgrounds, nearby Andrew Yandell Habitat, Plenty River Trail, Heidelberg Golf Club and Eltham Central Park and miniature railway. Just a short bus ride to Montmorency Train Station and good connections to the freeway to the CBD and airport.