

**29A Linlithgow Street, Mitcham, Vic 3132**



**House For Sale**

Thursday, 18 April 2024

29A Linlithgow Street, Mitcham, Vic 3132

**Bedrooms: 5**

**Bathrooms: 2**

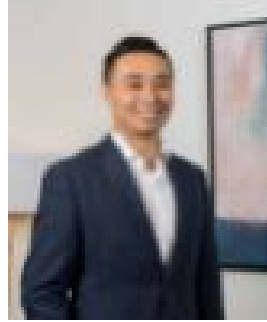
**Parkings: 2**

**Area: 504 m2**

**Type: House**



Mike Muncey  
0400562887



Alan Zou  
0451966858

**\$1,250,000 - \$1,375,000**

**OPPORTUNITY.**Showcasing a stunning design that maximises space, this striking individually-titled residence offers superb family living that prioritises comfort and convenience.**PROPERTY.**Beyond beautifully established gardens, the home reveals a sprawling 37square floorplan that is full of surprises. The expansive front lounge room with a connecting west-facing balcony offers a luxurious escape for relaxation, boasting stunning panoramas and sunsets. The central family and dining room, complete with a Heat & Glo fireplace, serves as a social hub for congregating, perfectly paired with a large kitchen hosting stainless steel appliances, granite benches and a breakfast bar. The adjoining rumpus is a versatile room, perfect for celebrating special occasions, watching sporting matches or enjoying a game of pool or table tennis. A tiered deck, complete with a remote retractable shade awning, can be accessed from the central hub and rumpus, facilitating seamless indoor-outdoor entertaining. The established rear garden with a vegetable patch, fruit trees and a passionfruit vine, provides a picturesque backdrop, while offering ample play space for children. The home's comfortable, well-serviced sleeping arrangements consist of five spacious bedrooms with generous storage, two bathrooms and a powder room. This includes a main floor bedroom or office with a storage cupboard, plus a top-floor master suite that contains a sitting area, walk-in wardrobe, large ensuite and the best views in the house.Extras include a laundry with cupboards and a fixed drying rack, ducted heating, evaporative cooling, eight split system air conditioners, several ceiling fans, a ducted vacuum system, an alarm, data networking, abundant storage and a remote double garage with internal access.**LOCATION.**The home's sensational location seals its immense appeal, situated within walking distance to Avon Avenue Reserve, Simpson Park, Somers Trail, bus stops, pre and primary schools, Heatherdale and Mitcham Train Stations, plus a great selection of local shops and eateries. It is also close to sporting and recreational facilities, Ringwood Square, Costco, Eastland and EastLink for an effortless commute to the CBD or Mornington Peninsula.**DETAILS.**Land size: 504sqm (approx.)Zoning: Whitehorse Council - Neighbourhood Residential Zone - Schedule 3 (NRZ3)School Zone: Antonio Park Primary School and Mullauna Secondary College