

**3/12 Arcadia Street, Box Hill South, Vic 3128**



**Unit For Sale**

Tuesday, 30 January 2024

3/12 Arcadia Street, Box Hill South, Vic 3128

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



David Taylor  
0411222544



John Taylor  
0419346762

**\$820,000**

Privately positioned in well maintained garden surroundings, this 2 bedroom, rear brick veneer villa unit presents a charming, easy to live in, single level home. An exceptional entry into the property market, a scale down haven or smart investment, it is in immaculate condition ready to move into and start a new lifestyle chapter. Embrace the light and welcoming interior of this appealing home, comprising 2 bedrooms with BIRs, and pristine original kitchen and bathroom offering scope for future modernisation. The spacious living room opens out to a superb wrap-around rear garden, an innovative, easy to maintain setting for alfresco entertaining or a private space for peaceful relaxation. It's an easy walk to local shops, and minutes to Surrey Park and Sparkes Reserve sporting facilities. Zoned for Box Hill High School and Roberts McCubbin Primary School and close to Kingswood College. A short bus ride to the many shops and eateries, tram and train at Box Hill, with services from there to Forest Hill Chase and Chadstone.\* Well-kept common driveway gardens\* Ducted reverse cycle air-conditioning\* Gas ducted heating \* Living room wall air-conditioner\* Large double auto garage with generous space for storage Terms: 10% deposit, balance 90/120 days