

**3/3 Laburnum Street, Blackburn, Vic 3130**



**Sold Unit**

Sunday, 13 August 2023

3/3 Laburnum Street, Blackburn, Vic 3130

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 337 m2**

**Type: Unit**



Samantha Pascoe  
0432455693



Daniel Bullen  
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**\$1,322,500**

Auction Live Streaming via GAVL. Jellis Craig clients have the opportunity to watch live property auctions. Register through [www.gavl.com.au](http://www.gavl.com.au) and follow the property link: <https://x5u9a.app.goo.gl/gJbi>. Please download the free GAVL app. Superbly located a quick walk from Laburnum Village shops and cafes, this wonderful single-level villa promotes easy living for active downsizers, couples, small families, or investors looking for a secure return. Impressive with its light-filled space and generous proportions, the oversized lounge room features polished timber floors and a bay window that draws in natural light and garden views, stepping through to a dining zone and well-presented timber kitchen. The master bedroom enjoys seclusion at the front of the home, featuring a tidy ensuite and walk-in robe, with two additional bedrooms placed off a central hallway, each with built-in robes and access to the sparkling main bathroom and toilet. Head outdoors to a private, low-maintenance courtyard, featuring an established garden and a large open-air deck with a motorized folding arm awning - the ideal place for quiet meals or larger get-togethers with family and friends. Additional highlights include security doors, ducted heating, split system air conditioning, a garden shed and a double auto garage with courtyard access. In a highly regarded neighbourhood walking distance from Laburnum Train Station and Primary School, Box Hill High (zoned), with proximity to Box Hill Central, TAFE and Hospital, Blackburn Station Village, Deakin University, the Eastern Freeway/EastLink, and numerous parks, trails and recreational facilities including Blackburn Lake Sanctuary with a playground and picnic facilities.