

**3 Derby Street, Blackburn, Vic 3130**



**House For Sale**

Monday, 27 November 2023

**3 Derby Street, Blackburn, Vic 3130**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 960 m2**

**Type: House**



Rachel Waters



Julian Badenach  
0414609665

**\$1,700,000 - \$1,850,000**

With classic 1940s origins matched by a stylish renovation, this home needs to be seen to be believed. Boasting the most spectacular north-facing garden and covered entertainer's deck, this beloved clinker brick beauty on approximately 960m<sup>2</sup> within the Box Hill High zone is your ticket to the dream Blackburn life. 'Wroxeter' as this home is called will make a wonderful first impression thanks to the property's gorgeous clinker brick façade and stunning white roses which dominate the front garden. Inside, Tasmanian Oak floors, sash windows, and a meticulous presentation are just a few of the early highlights, as is the separate lounge and dining rooms which both deliver warming open fireplaces perfect for Melbourne winters. The exquisite kitchen showcases pristine granite benches while also featuring soft-close drawers and stainless steel appliances including a 900mm Smeg oven/cooktop and integrated Miele dishwasher. All bedrooms have built-in robes including the large front main bedroom, while there are two contemporary bathrooms (with one bathroom hiding the handy European laundry). The incredible back northern garden is highlighted by an enormous manicured lawn which is like your very own park, while the enormous covered deck (LED lighting and bi-fold access from kitchen) is plumbed for BBQ activities making it the perfect area for summer meals and drinks! Other home extras include ducted heating, evaporative cooling, oversized back shed with electricity, large rear courtyard, and off-street parking options. The property also sits on a huge 960 sqm (approx.). Zoned for Box Hill high School, this home ticks all the boxes location wise being near Blacks Walk (with direct path access from Derby Street), Kalang Park, Laburnum Village with shops and cafes, Blackburn Station Village, Box Hill Central, Blackburn South Shopping Centre, Laburnum Primary School, Blackburn Lake Sanctuary, buses, and Laburnum Station. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation. Onsite & Online Auction with Anywhere Auctions. If you cannot attend the property to bid we offer the option of remote online bidding with Anywhere Auctions. To Register to Bid: Please visit the Anywhere Auctions website <https://anywhereauctions.com.au> or download the app and click on the "Register to Bid" button against this property. Registration only takes few minutes and you will be able to bid online from the safety of your own home. \*Note: You must register to bid 24 hours prior to the start of the auction.