

**307 High Street Road, Mount Waverley, Vic 3149**



**House For Sale**

Saturday, 18 November 2023

307 High Street Road, Mount Waverley, Vic 3149

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 730 m2**

**Type: House**



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## **AUCTION \$1,100,000-\$1,200,000**

An allotment measuring approx. 730m<sup>2</sup>, including the major natural asset of a north-facing rear aspect, accompanies this three-bedroom home in the prestigious Mount Waverley Secondary School Zone (MWSZ). Here, leafy privacy and proximity to a range of lifestyle attractions ensure continued enjoyment of its well-maintained, classically comfortable spaces. Options and opportunities for updating or considering new home site possibilities, STCA, can also be explored when and if so desired to make the utmost of such an ideal location. Completely secluded behind a green screen of established trees, the home's present-day proportions for living and separate dining, both featuring beautiful original hardwood floorboards, are complemented by a kitchen with a leafy outlook. A bathroom that reflects the enduring personality and performance of the present-day spaces serves the three welcoming bedrooms that also retain the handsome timber floors. Paved outdoor entertaining, the garden's exceptional reach, and parking for two cars define the enticing outdoor environs of a rewarding block, directly opposite Glen Iris Valley Recreation Club with its Golf club and tennis court facilities. Essex Heights Primary School, several parks, Mount Waverley train station, and comprehensive shopping choices can all be quickly and conveniently reached from a residence with a successful history behind it and a fabulous future ahead.