

**31 Gardenia Street, Blackburn, Vic 3130**



**Sold House**

Sunday, 13 August 2023

31 Gardenia Street, Blackburn, Vic 3130

**Bedrooms: 4**

**Bathrooms: 1**

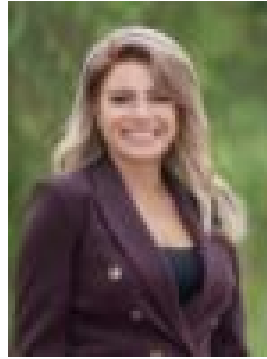
**Parkings: 3**

**Area: 961 m2**

**Type: House**



Stephen Le Get  
0438558870



Christine Bafas  
0427835610

**\$1,880,000**

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/Xtpf>. Please download the free GAVL app. Rich in history, this captivating Arts and Craft home c1925 delivers a commanding street presence that is sure to turn heads as people go by. Promising a lifestyle like no other, this is a rare opportunity to buy into this prestigious pocket and add significant value to the home over time. A large enclosed porch leads inside to an elegant lounge room with a high ceiling, exquisite lead-lighting, and a bay window seat to enjoy the flourishing garden. The formal dining room enjoys the warmth of an open fire, accompanied by a spacious family room and a practical kitchen that open to a central courtyard drenched in glorious northerly sunshine. The master bedroom features a bay window, garden outlook and a built-in robe, with three additional bedrooms placed towards the rear, all serviced by a central family bathroom. Highlights include gas space heating, split system air conditioning, timber floors, 2nd toilet, and side gate access to the backyard with a carport, a large shed/workshop and off-street parking. A short walk from Blackburn Station Village, several local parks, Blackburn Lake Sanctuary, and a short distance from Blackburn Primary School and Box Hill High (both zoned), Deakin University, the Eastern Freeway/EastLink and major shopping centres including Box Hill Central and Westfield Doncaster. Resting on the corner of The Avenue on approx. 961sqm of land, buyers may also like to explore the possibility of subdividing the backyard and redeveloping (STCA).