

**31 Lincoln Street, Burwood East, Vic 3151**



**Sold House**

Friday, 1 September 2023

**31 Lincoln Street, Burwood East, Vic 3151**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 683 m2**

**Type: House**



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**\$1,461,000**

Promising instant family, stone's throw from Burwood East Reserve and extensive sporting ovals, this engaging 4-bedroom home features multiple living areas that have been thoughtfully designed, giving you the freedom to customize your spaces for relaxing, entertaining, or working from home. The welcoming lounge and dining room enjoy the warmth of a toasty open fire, leading to a spacious family room and a tastefully appointed kitchen and meals zone featuring an island breakfast bar, a La Germania freestanding oven and gas cooktop, a dishwasher, walk-in pantry and terrific storage space. Placed at the front with a garden outlook, the secluded master bedroom features built-in robes, a spotless ensuite and a private garden terrace. A home office/bedroom and three additional robed bedrooms share a central family bathroom with a separate toilet, complemented by a large and versatile rumpus room. Flowing outdoors, discover a secure backyard and a large paved alfresco zone designed for modern celebrations or casual family meals. Notable highlights include ducted heating, new split system air conditioning, 6.6 KW solar, a garden shed and a carport with an automatic roller door. In a quality neighbourhood steps from Lincoln Street Reserve, walking distance from Burwood East Primary School, zoned for Forest Hill College and a short distance from Wesley College, Deakin University, public transport and arterial roads, The Glen Shopping Centre, Burwood One and Burwood Brickworks.

- Instant family enjoyment with an impressive layout
- Multiple living areas designed for modern living
- Master bedroom with ensuite and private terrace
- Child-friendly backyard with a large paved zone
- Ducted heating, split system air conditioning
- Walk to several local parks and sports grounds
- Close to shopping centres, public transport

Terms: 10% deposit, balance 45/60 days