

**31 Oxley Avenue, Bundoora, Vic 3083**



**House For Sale**

Friday, 27 October 2023

**31 Oxley Avenue, Bundoora, Vic 3083**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 718 m2**

**Type: House**



Paul Boffa  
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Mark Pipolo  
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**\$850,000 to \$910,000**

Central to all amenities in the heart of beautiful Bundoora, this classic brick home boasts exciting potential for a fresh renovation or full redevelopment! Bring your personal touches to an already charming layout, or take advantage of the lifted single dwelling covenant for approx. 718.3sqm of development heaven (STCA). Floorboards flow from generous lounge to cosy dining, wrapping around to the sleek central kitchen with tiled splashback and stainless steel appliances. A spacious family area adds versatility at the rear, while three bedrooms (BIRs), the master (WIR and split system) share the full family bathroom plus WC and laundry. Extras include ample linen storage, ducted heating and A/C unit to lounge, plus the large leafy backyard with huge potential for additions, extension or developing your brand new dream home (STCA). The side driveway provides gated rear access to the double lock-up garage for secure parking. Stroll to parkland trails, medical services and Bundoora Square supermarkets and dining, while Plenty Roads trams offer seamless travel to RMIT Bundoora, La Trobe University and into the CBD. Enjoy Bundoora Park and the Plenty Gorge Parklands, with easy access to DFO Uni Hill, Westfield Plenty Valley, Northland and the M80. Rates & Chattels Council Rates: \$1,707 per annum (approx.) Yarra Valley Water: \$748 per annum (approx.) Fixed Floor Coverings Window Furnishings All fixtures and fittings as inspected. The property has recently had the single dwelling covenant removed and is now subdividable.