

**32 Rustic Avenue, Burwood East, Vic 3151**



**Sold House**

Thursday, 9 November 2023

32 Rustic Avenue, Burwood East, Vic 3151

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact agent

In a tightly held enclave of superior homes, this attractive family residence delivers modern comfort, easy living and a sought-after location that can't be beaten. As you enter, oak floorboards in the entry hall lead to a sun-drenched open plan living and dining room, offering the perfect gathering point to relax as a family or entertain guests, overlooking a gourmet Smeg kitchen boasting stone benchtops, a walk-in pantry and excellent storage. Placed upstairs, accommodation comprises the master bedroom with dual robed and a refined ensuite finished with a rain shower and dual stone-topped vanity, with three additional robed bedrooms and a comfortable retreat serviced by a modern family bathroom with a relaxing bathtub. Some of the many highlights include ducted heating and refrigerated cooling, ceiling fans, double-glazed windows, under stairwell storage, a guest powder room and a double auto garage with internal access. Positioned a short walk from Burwood Brickworks and bus services, Eley Park, zoned for Orchard Grove Primary School and Forest Hill College, with swift access to Burwood One, Box Hill Golf Club, City-bound trams from Burwood Highway, Forest Hill Chase and Deakin University.

- Modern design with generous open plan living areas
- Gourmet Smeg kitchen with a large walk-in pantry
- Private low-maintenance alfresco courtyard
- Walk to Burwood Brickworks and public transport
- Minutes from Deakin University, Burwood One
- Ducted heating/cooling, double-glazed windows

Terms: 10% deposit, balance 45/60 days