

**34 Lindsay Avenue, Nunawading, Vic 3131**



**Unit For Sale**

Thursday, 28 March 2024

34 Lindsay Avenue, Nunawading, Vic 3131

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 324 m2**

**Type: Unit**



John Stack

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Annie Shih

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**\$680,000 - \$745,000**

Poised above the street on a corner block framed by a picket fence and established gardens, this classic weatherboard home offers quality renovations and abundant natural light throughout, with a secure yard boasting a sundrenched north facing orientation. Positioned in a peaceful family neighbourhood just a short stroll from buses, Lindsay Avenue Reserve and RE Gray Reserve, the home presents an enticing opportunity for first homebuyers, young families, or those looking to downsize in comfort. Set within easy reach of Nunawading Station, the Eastern Freeway, Koonung Creek Trail and Halliday Park, the home is zoned for both Mitcham Primary School and Mullauna Secondary College. The newly updated Nunawading performing arts precinct is in walking distance, with an array of popular local cafés and restaurants also close by. Boasting lofty high ceilings with ornamental cornices and picture rails, elegant sash windows and gleaming floating timber floors, the home features an inviting skylit living room with an open fireplace, offering an elevated leafy view to a majestic oak tree for vibrant seasonal colour. A spacious separate kitchen includes a meals area, a dishwasher, ample soft-close storage with a large pantry, and a stainless steel oven and DeLonghi gas cooktop. At the front, a sunny paved dining terrace overlooks a family-friendly lawn and low maintenance established gardens, with plenty of secure space for children's play or pets. A second paved patio is set at the rear, ideal for relaxed outdoor dining. Two light-filled bedrooms are each equipped with built-in wardrobes, and are complemented by a renovated contemporary bathroom with a semi-frameless glass shower, a separate bathtub and an additional second separate W/C, plus a full laundry with outdoor access. Providing flexibility for a range of uses, a third bedroom is positioned alongside the main living space, perfect for use as an additional living area or an impressively sized home office if preferred. Featuring a new Daikin split system unit which capably heats and cools the house, new ceiling fans in each bedroom, external shade blinds, security screen doors, a lock-up storage shed and a gated single carport, the home also offers parking space for an additional car.