# 34 Rustic Avenue, Burwood East, Vic 3151
## House For Sale

**Tuesday, 23 January 2024**

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

**Bedrooms: 4**          **Bathrooms: 2**          **Parkings: 2**          **Area: 251 m2**          **Type: House**



Connor Sun



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**$1,150,000 - $1,250,000**

A triumph of design where a restrained formal profile reveals a remarkable family-focused interior, this home achieves the perfect balance of space, light and sophistication, combining luxury designer features with beautiful parkland surrounds.Indulging with premium European appliances, spacious dimensions, and modern materials; the solid hardwood flooring and tastefully chosen neutral colours accentuate the warmth and refinement of this feature rich family home.Large-scale gatherings or quiet family dinners are equally effortless with a seamless indoor-outdoor connection between large-scale interiors and a beautifully landscaped private courtyard. Upstairs accommodation is impressively zoned, with three luxurious bedrooms with BIR, a family bathroom, and a master bedroom with WIR & ensuite orbiting a second living room.Further features include a stone-wrapped gourmet kitchen with walk-in pantry and central serving island, double garage with internal access and storage, stairwell storage, study nook, and floor-to-ceiling bathroom tiling with frameless rainfall showers.The fusion of urban functionality and natural tranquillity lies at the heart of the Brickworks design brief. Positioned within steps of local green spaces, The Village Green, and Eley Park; the emphasis has been to create homes which maximise space and light, delivering a contemporary lifestyle experience served at the highest standard.Located only 17 km from the city adjacent the 75-tram, and only 10-minutes from Box Hill and Glen Waverley, this property enjoys immediate access to the retail and entertainment districts of Burwood Brickworks. Zoning is for Orchard Grove Primary School, with Emmaus College, PLC, and Deakin University closeby.Photo ID may be required for entry of Open for Inspections.