

# 34 Witchwood Crescent, Burwood East, Vic 3151



## House For Sale

Wednesday, 12 June 2024

34 Witchwood Crescent, Burwood East, Vic 3151

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 534 m2

Type: House



Connor Sun



Andy Shi  
0478838167

## **Auction this Sat at 12PM**

Presenting the perfect balance of beautifully preserved character for today and exciting possibilities for tomorrow, this utterly charming and carefully preserved, four-bedroom home is nestled along a winding boulevard behind Burwood One SC. Set on a sought-after east-facing allotment of 534 square metres (approx.), this is a solid brick residence to be enjoyed for years to come while also offering scope for renewal, a rebuild, or even redevelopment (STCA) in a coveted locale. Steeped in tradition, the property proudly merges outdoor entertaining with an elevated east-facing porch and indoor living with separate zones for formal lounging & dining. Effortlessly, the home extends outdoors to a paved and sundrenched backyard that underlines its ultimate alfresco potential. Meanwhile, each of the four bedrooms is impressively scaled - three with built-in robes - and served by a central family bathroom. Features include a well-appointed kitchen with generous storage, polished timber flooring, triple frontage, living room A/C, and ducted heating. The property now offers a range of options either to add a new extension, either out and/or up, design and build a luxurious new family residence, or alternatively build new townhouses on the site (STCA). All options have excellent capital gains prospects in such a popular and sought-after family oriented residential precinct. This is a premiere position among retailers, with Burwood One SC, Burwood Heights SC, Burwood Brickworks, and Forest Hill Chase within immediate reach. Recreation includes the nearby Nunawading Aqualink, East Burwood Reserve sports fields, and Eley Park. Zoned for family success, Emmaus College, PLC, and Deakin University are right nearby.