

**35 Carween Avenue, Mitcham, Vic 3132**



**House For Sale**

Saturday, 27 April 2024

35 Carween Avenue, Mitcham, Vic 3132

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1206 m2**

**Type: House**



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**\$1,390,000-\$1,490,000**

A unique and rewarding opportunity presents itself with this classic home, positioned within a leafy street, that has withstood the test of time and affords astute buyers a promising future ahead. Occupying a spacious 1206m<sup>2</sup> (approx.) block, framed with a neat street appeal. Providing ideal proportions, with orientation in mind, this property presents an incredible opportunity for redevelopment in the NRZ Schedule 3 (STCA), whilst also lending itself to a full renovation to create a stunning contemporary home or redevelopment with a luxurious new home. Perfectly comfortable and well preserved, the existing home basks in its original character, offers well-proportioned living zones and a dining room adjoining the kitchen area, three generously sized bedrooms that are serviced by the original bathroom separate shower, bathtub, and separate toilet. The kitchen is well equipped with dishwasher, plenty of bench space and storage space. Providing the bones for the ultimate family sanctuary, or proportions to develop on the outside, this property also features, gas ducted heating, dedicated laundry, double garage, plus further off-street parking. Offering position and potential, whatever you choose, this is a fantastic opportunity in this popular pocket of Mitcham. Conveniently located within walking distance of Charles Rooks Reserve, Mitcham train station, Mitcham Shopping Centre and the Rangeview shopping strip and moments from Eastland Shopping Centre, Forest Hill Chase, well-regarded schools and EastLink an easy trip into Melbourne CBD.