

**35 Combarton Street, Box Hill, Vic 3128**



**House For Sale**

Wednesday, 10 April 2024

35 Combarton Street, Box Hill, Vic 3128

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 686 m2**

**Type: House**



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**\$1,400,000 - \$1,500,000**

**OPPORTUNITY.**An exceptional opportunity awaits with this much-loved Californian Bungalow on approximately 686sqm. Nestled in the heritage-protected and highly coveted Combarton precinct, where many period homes have undergone significant transformations. With the bonus of being in a family friendly community.**PROPERTY.**Retaining many original features, this home offers vast potential for further renovation and extension (STCA) into the vast North facing back yard. Step inside to discover beautiful Baltic pine floorboards, a spacious entry, and a lounge room with an ornate ceiling. Boasting three bedrooms plus a study, a modern kitchen with meals area, central bathroom, and a sunroom ideal for hosting family gatherings.**LOCATION.**Perfectly positioned to offer a superb lifestyle, within easy walking distance to Box Hill's transport, retail, and dining hub, Combarton Park, Aqualink sporting facilities, and Surrey Park. Additionally, it is just a short commute to schools, excellent recreational facilities, the Eastern Freeway, Blackburn Square, and Westfield Doncaster.**DETAILS.**Council: Whitehorse Neighborhood Residential Zone - Schedule 5 (NRZ5)School Zone: Robert McCubbin Primary School and Box Hill High School10% deposit on signing of Contract of Sale & Vendors StatementSettlement: 30-45-60 days