

**35 Lincoln Avenue, Mont Albert North, Vic 3129**

**HEAVYSIDE**

**Sold House**

Thursday, 16 November 2023

35 Lincoln Avenue, Mont Albert North, Vic 3129

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 671 m2**

**Type: House**



Tim Heavyside  
0394703390



Wendy Zhou  
0420824677

**\$1,280,000**

Watch the auction live here: <https://heavyside.co/live-auction/THE PROPERTY> Nestled in a tranquil, family-friendly enclave, this meticulously maintained three-bedroom residence boasts exclusive access to the picturesque Koonung Creek Reserve and its scenic walking/cycling trail, offering a rare retreat from the everyday hustle. Designed to soak in sunlight throughout the day, the spacious layout features three bedrooms serviced by a bright bathroom. The expansive lounge seamlessly connects to the dining room and kitchen, where park views create a delightful ambiance. A promising prospect for a family seeking renovation potential, this property sits on an expansive 671 sq m approx. block, presenting a unique opportunity for the creation of a new, upscale residence (STCA). THE FEATURES\* Immaculately maintained three-bedroom home\* Sprawling 671 sq m approx. block with rear access to Koonung Creek Reserve\* Sunlit living spaces\* Split system air-conditioner and gas heater\* Double garage and additional carport\* Potential for renovation or redevelopment (STCA) THE LOCATION Conveniently located near St Bridget's Primary School and within the sought-after zones of Birralee Primary School and Koonung Secondary College, this home provides easy access to the Eastern Freeway and buses heading to Westfield Doncaster, Box Hill, and the city. TERMS: 30|45|60 days