

**35 Victor Crescent, Forest Hill, Vic 3131**



**House For Sale**

Tuesday, 27 February 2024

35 Victor Crescent, Forest Hill, Vic 3131

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 596 m2**

**Type: House**



John Stack

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Tynan Carr

0423466695

**\$980,000 - \$1,075,000**

Poised on a sweeping corner block, this beautifully maintained single level brick home offers two generous separate living areas and a north facing alfresco terrace. With dual driveway access from both Victor Crescent and Box Avenue, and a full sized 596sqm block, the home presents an exciting range of future possibilities. With strong scope for updates if desired, the corner block also offers an exceptional opportunity to redevelop or build a brand new dream home (STCA). Positioned just a short stroll from buses, Mahoneys Reserve, Davy Lane Reserve and local Springvale Road shopping, the home is within easy walking distance of Emmaus College, Forest Hill College, Parkmore Primary School, Aqualink and Forest Hill Chase. Set moments from Nunawading Station, the location is also approximately 1km from trams to Deakin University, Burwood One shopping, the city, and Burwood Brickworks restaurants and cinemas. Privately framed by leafy established gardens, the home features an expansive living room with sliding doors flowing to a spacious undercover patio, ideally laid out for relaxed outdoor dining. Generous separate formal living and dining rooms offer ample space for growing families, while a second undercover paved terrace enjoys a coveted north-facing aspect, set amidst colourful garden borders to create an inviting space for family play and entertaining. Awash with natural light, the large skylit kitchen features ample benchspace, a Bosch dishwasher / wall oven / integrated microwave, and a Smeg gas cooktop. Four bedrooms are each equipped with wardrobes, with one offering a walk-in wardrobe and one including an inbuilt desk. The master includes a skylit private ensuite with heated towel rail, complemented by a skylit central bathroom with a gleaming timber vanity and a corner spa bathtub. The home also features a large laundry / utility room with direct outdoor access. Well maintained by its single owners since construction, the home includes split system heating and air conditioning, security screen doors and excellent indoor and outdoor storage. Two separate carports are set alongside an additional paved parking space, while the home also features an immense powered workshop with extensive storage, a workbench, and large roller door access via carport.