

**36 Beaver Street, Box Hill South, Vic 3128**

**House For Sale**

Tuesday, 21 November 2023



36 Beaver Street, Box Hill South, Vic 3128

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



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## Contact Agent

This inviting home seamlessly combines functionality with comfort in an easy single-level design ready to enjoy with future redevelopment potential (STCA). The welcoming front porch, stretching along the house's façade, ushers you into a spacious interior. Here, the living and dining room form the heart of the interior, offering a fireplace and richly-toned floorboards that add warmth and character. The kitchen, thoughtfully renovated, is a highlight for those who love to cook. It is well-equipped with a high-quality 900mm Smeg oven and gas cooktop, a stainless-steel rangehood, and an Asko dishwasher. The ample storage solutions, with numerous drawers and cupboards, along with extensive bench space, make meal preparation a breeze. Adjacent to the kitchen, a sunroom serves as a versatile work or relaxation space, opening onto an elevated deck. This deck leads down to a more expansive decking area, creating an ideal spot for outdoor dining, gatherings, or simply enjoying the tranquility of the surroundings. The layout is thoughtfully planned, with three bedrooms positioned for privacy off the main entry. Each bedroom is fitted with cupboards, and the shared well-appointed bathroom, complete with a separate toilet, caters to the needs of a bustling household. Additional features include an attic with ample storage space, gas ducted heating, reverse cycle air-conditioning, a European laundry and a carport for two vehicles with direct access to the sizeable backyard. Outdoors, the gazebo is a charming addition to the well-tended garden, offering a picturesque setting for relaxation or entertaining. The garden itself is spacious, providing a safe and enjoyable area for children to play and includes a gate through the back to the Artist Park Playground. This ready-to-enjoy home is located in the much sought after Box Hill High School zone, 600 meters to Roberts McCubbin Primary School, and close to Deakin University, Kingswood College and Box Hill Institute. Close to train, tram and bus transport, enjoy the culinary delights of the Box Hill Central dining and entertainment precinct, or enjoy the bike and walking trails within meters of the front door. If you are unable to attend the auction but wish to bid on this fantastic property, please follow the link to register to bid online - <https://anywhereauctions.com.au/app/property?propertyId=38376> Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.