

# 36 The Boulevard, Heathmont, Vic 3135

## Sold House

Wednesday, 25 October 2023

36 The Boulevard, Heathmont, Vic 3135

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1025 m2

Type: House



Reilly Waterfield  
0399554988



Rob Forbes  
0399554988

## Contact agent

Enjoying a stunning easterly aspect and simply spectacular views of the picturesque Dandenong Ranges, this elevated and expansive property is an exciting opportunity for new owners to purchase and plan for its future. Partially renovated and with scope for further works or even development down the track (STCA) the residence begins with a large sun drenched deck that takes in those incredible views and provides convenient French door connection to the formal lounge. With split system air conditioning and a warming fire place, the lounge is the perfect place to convene with family and friends while the impressive separate kitchen incorporates Spanish marble benches with a beautiful Italian Bertazonni 900mm gas cook top, oven and Asko integrated dishwasher. Three bedrooms with robes provide ample accommodation, the magnificent master featuring its own attached lounge/office space, and all enjoy proximity to the updated bathroom with vanity, built in storage and oversized shower. The backyard is where you truly begin to appreciate the sheer size of this block as you gaze over an open seating area, fish pond, layered lawns and an abundance of established gardens. Ducted heating, cooling, ceiling fan, under house storage, a single garage and plenty of additional off street parking for the caravan, boat or trailer further contribute to a picture perfect package that could not be better placed. Within walking distance to Heathmont East Primary School, Heathmont Train Station and the Heathmont Shopping Village, close to Marlborough Primary School, Heathmont College, Aquinas College, Great Ryrie Primary School and Aquanation as well as enjoying great connection to central Ringwood, Eastland, Canterbury Rd, Wantirna Rd, the Mountain Highway and Eastlink.\* Prominently positioned property with an elevated aspect and spectacular views\* Large open front yard, east facing deck, French doors to living room\* Lounge with split system air conditioning, warming fireplace\* Updated kitchen with Spanish marble benches, Bertazonni cook top, oven and Asko integrated dishwasher.\* Bedrooms with robes, master with attached lounge/office area\* Bathroom with vanity, built in storage and an oversized shower\* Open outdoor seating space, expansive backyard with layered lawns, gardens\* Garden shed, fish pond, single garage, side gate, additional off street parking\* Ducted heating, ceiling fan, cooling, under house storage

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