

**4/3 Brougham Street, Box Hill, Vic 3128**

**buxton**

**Unit For Sale**

Tuesday, 30 January 2024

4/3 Brougham Street, Box Hill, Vic 3128

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 256 m2**

**Type: Unit**



Calvin Chan  
0390130160



Jim Chen  
0390130160

## **Auction \$700,000 - \$770,000**

Step into contemporary comfort with this well-sized and meticulously maintained modern home, perfectly situated in close proximity to Box Hill Train and Box Hill Central Shopping. The open-plan living area is a breath of fresh air, illuminated by natural light that flows seamlessly into a bright kitchen adorned with a gas stove, dishwasher, and ample bench and pantry space. A sliding door beckons you to a splendid sunny deck, perfect for delightful alfresco summer dining. The convenience continues with a bathroom featuring a refreshing shower, a separate toilet, and discreet laundry facilities. Three charming bedrooms, one with a built-in robe, offer cosy retreats. Additional features include a split system unit ensuring year-round comfort, generous storage solutions, and a large carport with extra storage space, enhancing the appeal of this modern haven. Don't miss the chance to make this well-appointed residence your next home. Conveniently located near Brougham Street Playground, Arthur Field, RHL Sparks Reserve, Box Hill High School, Laburnum Primary School, Our Lady of Sion College, St Francis Xavier's Catholic Primary School. Enjoy easy access to cafes, eateries, restaurants, Victoria Rose Reserve, Box Hill Institute, Library, Town Hall, Hospitals, Botanical Gardens, Laburnum Train Station and also, very close to Box Hill interchange for tram going into town, a pleasant drive to Melbourne's CBD.