

40 Curtin Street, Bell Park, Vic 3215



House For Sale

Wednesday, 15 May 2024

40 Curtin Street, Bell Park, Vic 3215

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Type: House



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\$649,000 - \$699,000

Set on a fantastic 650m² (approx.) north facing allotment, this original home has been well maintained and neatly presented representing an exceptional opportunity for families, first home buyers, renovators or investors. Situated in a family friendly community, within walking distance of primary and secondary schools, Hughes Street and Separation Street shopping strips, local reserves and sporting clubs, moments from Bell Park Plaza, Bell Post Shopping Centre, with easy access to the Ring Road and CBD, this property offers a convenient lifestyle, with further potential to update, add your own touches and add value. On entry to the home, the central hallway leads to a welcoming lounge with gas heating and bi-fold doors opening up to the adjoining kitchen and dining. The well-equipped kitchen features quality timber cabinetry, 1.5 wall oven, electric cooktop, generous storage and ample bench space. A huge second living area at the rear of the home includes built-in bar facilities, providing an outstanding entertaining space, or great rumpus room for the kids to play. Comprising four bedrooms, three bedrooms in the original section of the home feature polished timber floors, a with a spacious fourth bedroom at the rear offering a versatile space, perfect for a fantastic teenager's retreat, studio or large home office. Additional features include gas heating, split system heating and cooling, solar panels for energy efficiency, mud room, central bathroom, separate wc, large laundry and external wc for the rear entertaining area. Outside, the north facing backyard is designed for low maintenance upkeep, with a barbecue area and garden beds for home grown produce. A long driveway, garage, workshop and additional storeroom allow for excellent off-street parking and generous storage. A unique home with further scope to modernise, reconfigure or subdivide (STCA) this sizeable, well-located property will appeal to home buyers, renovators and investors.