

40 Purches Street, Mitcham, Vic 3132



Sold House

Friday, 3 May 2024

40 Purches Street, Mitcham, Vic 3132

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 410 m2

Type: House



Miranda Bailey
0431535009



Andrew Luke
0419154064

Contact agent

Offering classic and solid construction across a generous single level, this light-filled c.1959 residence presents an enticing family opportunity in a highly sought-after neighbourhood. Featuring charming mid-century elements, two separate living areas and a spacious kitchen with casual dining area, the home also provides exciting scope for future updates if desired. Surrounded by lush bushland and set just a moment's stroll from Heatherdale Reserve, leafy Somers Trail, Mitcham BMX Track and buses, the home is also within easy walking distance of Rangeview Primary School, Rangeview village shopping, Simpson Park and Heatherdale Station. Set in the coveted Vermont Secondary College zone, the home is in reach of Eastland, Costco and Mitcham shops, with EastLink mere minutes away for seamless city and peninsula access. Privately set behind a tall picket fence and leafy established gardens, the beautifully presented home greets guests into a spacious living room with a wood burning heater, lofty high ceilings, ornamental cornices, and elegant full height windows. At the rear, a separate rumpus / sunroom creates an inviting second living space ideal for children's play, flowing out to an undercover patio overlooking a low maintenance and secure backyard. An expansive kitchen incorporates a casual dining area, and comprises ample storage space, a concealed appliance cabinet, an Asko dishwasher, an electric St George oven, and an induction cooktop. Three large bedrooms are each equipped with full height built-in wardrobes, including a master with charming inbuilt cabinetry and a desk. The skylit central bathroom is complemented by an additional guest W/C, and a full laundry. Featuring gas ducted heating, evaporative cooling, split system air conditioning, ceiling fans, gleaming timber doors / skirting boards / architraves, classic sash windows, ducted vacuuming, floating floors, external shade blinds, Rinnai Infinity hot water, under-house storage, an external workshop space and a large lock-up shed, the home also includes an extra high carport, additional gated off-street parking, and a paved area ideal for a caravan or trailer.