

**43 Lilicur Road, Montmorency, Vic 3094**

**House For Sale**

Wednesday, 27 December 2023



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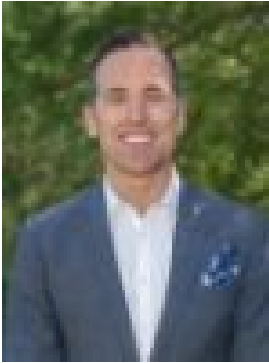
**Bedrooms: 4**

**Bathrooms: 2**

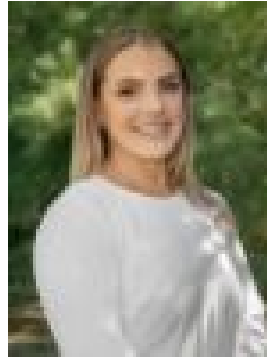
**Parkings: 2**

**Area: 871 m2**

**Type: House**



Scott Nugent  
0438054993



Hayley White  
0423523926

**\$1,000,000 - \$1,100,000**

EXPRESSIONS OF INTEREST CLOSING MONDAY 5TH FEBRUARY AT 3PM (UNLESS SOLD PRIOR) In a prominent location walking distance from shops, transport and schools, this cherished home is light-filled and welcoming, with potential to add your own style over time. Inside, you'll find a spacious lounge room warmed by a cosy wood fire, extending to a practical kitchen and dining zone. Across the front of the home, discover four robed bedrooms, complemented by a versatile home office/rumpus room and a central family bathroom. Outside, a large north-facing balcony offers the perfect place to relax and unwind, overlooking a large backyard the kids will love. Resting on a massive 887sqm of land (approx), there's also an exciting opportunity for astute builders and developers to kick off the new year with sleek new townhouses or units (STCA). Highlights include ducted heating/vacuuming, air conditioning, an outdoor laundry and 2nd bathroom, large under house storage and a lock-up garage. Located walking distance from Meruka Park, St Francis Xavier Primary School, Were Street shops, cafes and Montmorency Train Station, zoned for Sherbourne Primary School and Eltham High, with seamless access to numerous local walking trails and parks, Greensborough Plaza and Eltham Village.