

**44 Lasiandra Avenue, Forest Hill, Vic 3131**



**House For Sale**

Tuesday, 20 February 2024

44 Lasiandra Avenue, Forest Hill, Vic 3131

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 372 m2**

**Type: House**



John Stack  
0402443312



Tynan Carr  
0423466695

**\$790,000 - \$860,000**

Surrounded by colourful landscaped gardens, this charming single level weatherboard, which is one of two on the block, enjoys an enviably convenient location as well as no Body Corporate. Set in a peaceful street just a short stroll from Brentford Square Shopping Centre, Felicia Dale Reserve and buses, the home is also within walking distance of Mount Pleasant Road Primary School, and is set within the coveted Vermont Secondary College zone. At the entry, a light-filled open plan living and dining room overlooks beautifully maintained front gardens, showcasing manicured hedges, established roses and a vibrant purple magnolia tree. Adjacent to the dining area, the kitchen offers excellent storage space with a dishwasher and freestanding electric oven. A spacious undercover paved outdoor area provides an inviting area for outdoor dining, leading to a back garden with secure space for pets or children's play. Three carpeted bedrooms include a master with built-in wardrobes, a ceiling fan and split system air conditioning, and are complemented by central bathroom with a separate bathtub, a separate W/C, and a full laundry with direct outdoor access. With exciting scope for future updates if desired, the home features gas ducted heating, evaporative cooling, two split system air conditioning units, external shade blinds, decorative timber shutters, a security screen door, and a single carport plus space for additional secure gated parking. Positioned just moments from Nunawading Station, EastLink, Blackburn Lake Sanctuary and Emmaus College, the home is also close to trams to Deakin University and Burwood Brickworks.