

# 45 Fernside Avenue, Briar Hill, Vic 3088

## Sold House

Monday, 4 September 2023

45 Fernside Avenue, Briar Hill, Vic 3088

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Type: House



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Sash Buncic  
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**\$1,212,500**

Relishing an easy-to-live family-friendly design, a versatile, flexible layout, a sought-after location and a versatile 1,000m<sup>2</sup> (approx) allotment, this comfortable home is bound to inspire families looking to enjoy today before enhancing tomorrow. Presented for immediate enjoyment, the surprisingly spacious interior introduces a large lounge anchored by a gas log fire, partnering it with an equally expansive living meals. Served by a solid timber kitchen, It flows effortlessly to a rear yard that offers loads of lawn for the kids and their pets, a paved entertainment area, a carport and a multi-car garage with a lock-up store room/workshop. Zoned to the front of the house is a main bedroom with a walk-in robe that partners with an ensuite featuring a timber vanity and a tessellated tiled floor. Tucked at the other end of the house and enjoying the peace and privacy of their own space, the remaining three bedrooms share a large family bathroom with multiple leadlight windows as a highlight! Further enhancements include ducted heating, a split system unit, an a/c unit, fitted laundry, a carport with gated access to the rear yard, and robes to all bedrooms. A short walk to Briar Hill Village and Briar Hill Primary, it's a relaxed stroll to bustling Were Street with its boutiques, shopping, dining, latte options and the station, and just a few minutes from the heart of Greensborough, including the Plaza, WaterMarc and the station. A brilliant opportunity to take the time to transform this envious asset into a modern marvel (stca); it could also suit those looking to take advantage of the proportions and position and explore redevelopment options! (all stca)\*\*\*PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS\*\*\*