

**452 Middleborough Road, Blackburn, Vic 3130**



**Sold House**

Monday, 14 August 2023

452 Middleborough Road, Blackburn, Vic 3130

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 616 m2**

**Type: House**



Andy Yuan

0401019815

**\$1,086,000**

Promoting premium potential, this light-filled home is proudly offered by First National JXRE. Revitalised with modern updates and rewarding the family with space, this weatherboard charmer entices you to move in while you envisage the potential to renovate, rebuild or redevelop on its 616sqm approx. allotment (STCA). Capturing prized placement in the coveted Box Hill High School Zone and set privately beyond a new front fence, the home's light-filled interior delivers the benefits of four bedrooms, all easily serviced by two well-equipped bathrooms boasting their own toilets. Contemporary floating floorboards enhance the lounge room and continue through to a spacious study area with doorway access through to the kitchen and massive dining room with French doors opening onto the huge alfresco deck and backyard. Adding yet further appeal, the home includes an open fireplace in the lounge, evaporative cooling, high ceilings, garden shed, driveway leading to a paved entertaining/parking space plus a pebbled parking zone for multiple cars in the front yard. In a location that's brimming with benefits, such as zoning to Box Hill High and easy access to Kerrimuir Primary, Box Hill Central, Laburnum Train Station, buses, reserves and the Eastern Freeway. \*Photo ID required at all First National JXRE open for inspections and auctions. First National JXRE may refuse to provide further information on the property should you prefer not to disclose your full contact information including phone number. Please note that properties listed for auction may be sold prior

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