

**48 Timms Avenue, Kilsyth, Vic 3137**



**Sold House**

Friday, 16 February 2024

48 Timms Avenue, Kilsyth, Vic 3137

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 830 m2**

**Type: House**



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**\$785,000**

Nestled within a tranquil garden environment, on a prime corner allotment that is as "rare as hen's teeth", you'll find this charming home on approximately 830sqm, ready to be adored or have its full potential explored. Owner-occupiers will get excited by the home's character features and may wish to further emphasise them. Investors may recognise the home as a great portfolio addition. While developers who have a preference for corner allotments and their ease for redevelopment (STCA) may swoop in on this brilliant proposition. Conveniently located to service buyers' every lifestyle requirement, the property is within walking distance to childcare and medical centres, Ruskin Park Primary School, Kilsyth Primary School, public and private school bus services, trails, Dorset Golf Course and Recreation Reserve, Wyreena Arts Centre, Café and Playground, Churinga shops and cafes. Only a few minutes' drive to Croydon's vibrant township with its top-notch amenities and train station.- The existing home is neatly presented and has the potential for enhancement or extension (STCA)- Tall ceilings, timber floorboards and sash windows complement its light-filled spaces, creating an inviting environment to reside in- It comprises a generously sized lounge room- A combined kitchen and meals area that features a 900mm stainless steel upright cooker and rangehood- Two bedrooms including one with fixed clothing rails- An updated bathroom with a walk-in shower, large-bowl vanity and a toilet- Ducted heating plus several wall air conditioners and ceiling fans- A shady garden oasis with a gazebo, strawberry patches, flourishing fruits trees including many figs and citrus, a lawn area with a clothesline and two big water tanks- Gated side property access via Churchill Way to a double garage- Providing immediate comfort and plenty of opportunity, this property is one you'll want to inspect quickly