

53 Boronia Road, Vermont, Vic 3133



House For Sale

Tuesday, 2 April 2024

53 Boronia Road, Vermont, Vic 3133

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 974 m2

Type: House



Leon Li

0459232671

Forthcoming Auction Contact Agent

Smart buyers will be keen to capitalize on this prime position in the school zone for Vermont Primary and Vermont Secondary College (STSA), just steps to the bus stop with roadside parking spaces. At 974sqms, it's a block size that's highly prized but rarely found, almost a quarter acre with no big trees and a wide 23m (approx.) frontage for a stately entrance. Those grand land dimensions offer scope to build a 2nd dwelling at the rear (STCA) to give you potential double income streams in the prized dual school district where 4-bedroom homes and town houses are renting for a median \$650-\$680 per week (Source: REIV). For the existing home, a stylish interior refresh presents new floating floors, fresh paintwork, and glamorous Calacatta tiled bathrooms, with a 2nd bathroom added as part of the renovation and reconfiguration. There's instant warmth as soon as you step through the door - an open layout that attracts plenty of natural light and is set well back from the road behind high fencing, with the freedom of 2 light-rich living rooms at either ends of the home. The galley kitchen is set privately in its own corner with two benches, a gas cooktop and an extra mini sink. A sweet front verandah adds to the property's appeal, providing a lovely al fresco area in which to relax. Ripe with potential to grow, the next step is yours to take from this heartland position of Vermont, close to beautiful parkland at Campbell's Croft and Abbey Walk, shopping choice at Brentford Square, Rangeview Village, Eastland and Westfield Knox and the Eastlink city to coast expressway for a 30min trip to the CBD or the beach.