

**63 Birmingham Road, Mount Evelyn, Vic 3796**

**Professionals**

**House For Sale**

Monday, 17 June 2024

63 Birmingham Road, Mount Evelyn, Vic 3796

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 864 m2**

**Type: House**



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## **\$700,000 - \$770,000**

An expansive bay window characterised façade nestled in resplendent established gardens with a showpiece water fountain is the perfect introduction to this spacious family home. Conveniently gated with a sealed circular driveway and set back off the road in a service lane, the sun filled proportions and leafy setting will undoubtedly impress. Comprising three good sized bedrooms that catch the sunshine or can be privately screened with external shade awnings and two bathrooms, separate powder to the main amenity. The master invites you into its radiant surrounds with double built-in robes and a large ensuite. Serviced by a laundry with floor to ceiling storage. The classically elegant interiors encompass an expansive family room that converts to a fabulous home theatre with built-in projector and speakers, spilling outside to a pergola to enjoy the front gardens. A separate living room with gas heater occupies the centre of the home with signature bay windows offering aspect and natural light. Kitchen and dining is a skylit space with timber cabinetry and modern appliances including a gas cooktop. After a meal, step outside to an extensively decked area with separate all-weather gazebo with retractable shade blinds, primed for BBQs and sunset drinks with friends (with power connections). The established and secured gardens are easily managed with the inclusion of a lockable utility shed. Leading to a tandem garage and ample off-road parking with electric driveway gate. The home further includes ceiling fans throughout, three split systems, excellent storage, NBN fibre to the property with fast connections, and a ducted vacuum system. Ready to move in, add your own personality, and invite your nearest and dearest to gather in your wonderful new home and neighbourhood. A great leafy place to raise a family and live with pets, just a short walk to Birmingham Primary School, close to Mt Evelyn pre-school, Edinburgh College, Mount Evelyn Christian School, Yarra Hills Secondary College and Mount Lilydale College. Steps to the Mt Evelyn Aqueduct and Warburton Trails, Lillydale Lake, Lakeview wetlands, Mt Dandenong Ranges and Quinns Nature Reserve. Seamless bus connections to Lilydale and Mooroolbark stations. Close to Eastlink. If you have been thinking about moving closer to nature but still wish to be in easy reach of amenities, this is the ideal home for you. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.