

# 7 Courbrant Court, Mont Albert North, Vic 3129

**HEAVYSIDE**

## House For Sale

Wednesday, 20 March 2024

7 Courbrant Court, Mont Albert North, Vic 3129

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 713 m2

Type: House



Tim Heavyside  
0394703390



Wendy Zhou  
0420824677

**\$1,450,000 - \$1,550,000**

Watch the auction live here: [https://heavyside.co/live-auction/\(Corner of Barbara Street\)](https://heavyside.co/live-auction/(Corner%20of%20Barbara%20Street))**THE PROPERTY** Resting on the high side of the road on the corner of a tranquil court, this exceptional four-bedroom home is certain to impress. Placed on a generous 713 sq m approx. garden allotment in a tightly held pocket, this delightful retreat has a proud history, lovingly built and cared for by the one family, and is now ready to move in and enjoy or make it your own with value-add upgrades. Stepping inside you will discover an inviting formal entry, with a light-filled sunken living room framed by a leafy outlook on one side and a plush family room on the other. Flowing through to the meals domain, sliding doors open up to reveal an expansive paved patio overlooking the peaceful and private backyard where lush lawns and mature trees provide the perfect backdrop. Accommodation is abundant with the luxe main bedroom featuring a modern ensuite, while three further bedrooms are serviced by the chic family bathrooms flaunting bath and vanity, separate shower and vanity, and separate toilet. With ample storage and off-street parking, heating and cooling for comfort, and a prime location in this blue-chip locale, this fabulous family home is a must see.**THE FEATURES** • ? Impressive four-bedroom family retreat with two separate living zones • ? Prime corner site, accessible from Barbara Street and Courbrant Court • ? Tranquil court location on a generous 713 sq m (approx.) garden block • ? Dual separate living zones, ideal for growing families • ? Chic kitchen & meals domain with breakfast bar & Bosch dishwasher • ? Four spacious bedrooms include built-in robes, main flaunting ensuite • ? Family bathroom with shower & vanity, separate bath & vanity and toilet • ? Lush, private backyard with paved patio surrounded by mature trees • ? Single carport at rear with side access, plus off-street parking for three cars • ? Gas heater in family room, air conditioner in meals & split system in main bedroom**THE LOCATION** Further adding to the extensive appeal, a wonderfully convenient location in sought-after Mont Albert North, just a short stroll to Elgar Park and the Koonung Creek Trail, with the vibrant heart of Box Hill mere minutes away, easy access to the Eastern Freeway, Union Station and trams, plus Koonung Secondary College and Biralee Primary School within walking distance.**THE TERMS:** 60|90