

**70 Mount View Road, Boronia, Vic 3155**



**House For Sale**

Wednesday, 27 December 2023

70 Mount View Road, Boronia, Vic 3155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1605 m2**

**Type: House**



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**\$1,100,000 - \$1,210,000**

The 'queen' of Boronia in all her Victorian greatness. An original Boronian home lovingly restored and presented for sale, a piece of Knox history, welcome to Kitty's Cottage. 'Give me a home under the old oak tree' Fall in love with this wonderfully unique period beauty, wrapped up privately in the very heart of Boronia. Situated on just over 1600m<sup>2</sup>, this circa late 1890s home has been completely restored offering all the modern comforts you are looking for in a luxury home but flaunting many original features such as fireplaces, lead light windows, Baltic pine floors, 11 ft ceilings and so much more! From the street you would have no idea what awaits behind the front fence, a 'secret garden' made up of roses, camellias, begonias, ferns, fruit trees, full of surprises. Meander down the path past the iconic, century old palm tree, onto the fully undercover decking. Your newest spot to sit back and relax with a cup of tea watching the picturesque bird life of kookaburras, king parrots and rosellas. The home itself is the perfect blend of old-world charm and contemporary sophistication:

- Three generous sized bedrooms, all boasting individual appeal, one bedroom with ornate cast iron fireplace, another with modern ensuite
- Open plan living and dining with tri fold doors leading to the rear timber decking under the oak tree
- Lounge room featuring direct access to the decking, bay window and split system air conditioning
- Quality kitchen built around the ornate brick chimney with wood fire stove, but don't be alarmed if chopping wood isn't your thing, the European 900mm Smeg cooking appliances that will have you cooking up a storm in no time. Features include waterfall stone benches, ceramic sink and Italian handmade tiles
- Second living/ or potential 4th bedroom, with delicate bay window and wood Coonara style heater
- Main bathroom and ensuite have floor to ceiling tiles, wall hung vanity, shower niche and feature floor tiles. The main bathroom features a hallmark cast iron bathtub, that will have you relaxing and staying warm for hours on end
- Euro style laundry behind folding glass doors
- Double garage with additional carport and extra driveway parking behind double gates
- Ducted heating, split system and 2x wood fireplaces

The backyard goes on and on, with so much flexibility to build and expand if your heart desires. The property has two green houses, which with a bit of TLC could be easily returned to their former glory, to take full advantage of the fruitful Boronian soil, which is well known for its production of daffodils. A superb opportunity awaits for those searching for something really special. For more information on Kitty's Cottage, contact Josh or Holee today! Proudly Marketed by Harcourts Boronia. ID required at all inspections.