

**8 Burns Avenue, Murrumbeena, Vic 3163**

**buxton**

**Sold House**

Friday, 24 May 2024

8 Burns Avenue, Murrumbeena, Vic 3163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 632 m2**

**Type: House**



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**\$1,700,000**

Classic deco elements, charm and an enchanted ambience form a beautiful combination throughout this captivating period residence. The character filled identity is framed by unique decorative ceilings and cornices, timber elements such as doors, picture rails, window frames and original floorboards blending with contemporary finishes creating an illustration of enduring style. Naturally bright entertaining includes an interconnecting living and dining room with all the sophisticated hallmarks of the era, such as an open fireplace and decorative glass doors all served by the spacious kitchen with on trend checkered floors, stone benches, 900 mm oven/cooktop and plenty of storage. The choice of three airy bedrooms offers family flexibility, complete with a fresh stylish bathroom with a separate bath. A long rear garden is complemented by a grass area, tandem garage and a massive studio/workshop/multipurpose room concluding with a sunroom, laundry with toilet, the solid build of yesteryear and a front verandah for entertaining or a veggie patch all on 632sqm(approx.) offering great possibilities (STCA) for the future. This picturesque part of Murrumbena is only a few minutes' walk to the village, train station, 4 bus routes (624, 625, 627 and 822) and primary school, dotted with surrounding parks and private schools. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER. For more information, contact Chris Hassall at Buxton Bentleigh on 0412 898 990 or the Buxton Office on 9563 9933. 'We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigation.'