

81 Station Street, Burwood, Vic 3125



House For Sale

Friday, 26 April 2024

81 Station Street, Burwood, Vic 3125

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 377 m2

Type: House



Mike Muncey
0400562887



Steve Dardamanis
0407120465

\$750,000 - \$825,000

OPPORTUNITY.With its charming disposition, prominent corner location and potential for renovation or redevelopment (STCA), this quaint weatherboard residence on approximately 377sqm beckons with immense promise.**PROPERTY.**Embraced by picket fencing and accessible via twin double gates on Station Street and Delany Avenue, the property offers both convenient entry and secure parking. Inside, freshly painted walls and polished floorboards enhance the home's traditional floorplan, while tall ceilings, sash windows and picture rails inject plenty of character into its light-infused spaces. It comprises lounge and dining rooms that are divided by French doors and contain feature heaters, a well-equipped kitchen with ample storage, two bedrooms with sliding built-in wardrobes, one bathroom plus a breezeway that grants access to a laundry, study nook and toilet. A covered rear patio complements the home, providing space for entertaining. Extras include: ducted heating, evaporative cooling plus generous hallway, laundry and shed storage. Immaculately presented, you can move straight into the residence, enjoying its current charm and comfort, or opt to lease it out while considering the option to construct a contemporary multi-level dwelling that better aligns with modern living (STCA).**LOCATION.**Placed for outstanding convenience, it rests alongside Bennettswood shops, within strolling distance to bus and tram stops, reserves, trails and Deakin University. Only a short commute to Burwood East and Burwood One Shopping Centres, Box Hill Central complete with train station, plus an excellent selection of educational institutions, including Essex Heights Primary School, Ashwood High School, Mount Scopus Memorial College, PLC, Emmaus College and Box Hill TAFE.**DETAILS.**Land size: 377sqm (approx.)Zoning: Whitehorse Council - General Residential Zone - Schedule 3 (GRZ3)School Zone: Essex Heights Primary School and Ashwood High School