

**82 Kenmare Street, Mont Albert, Vic 3127**

**HEAVYSIDE**

**House For Sale**

Wednesday, 12 June 2024

82 Kenmare Street, Mont Albert, Vic 3127

**Bedrooms: 5**

**Bathrooms: 3**

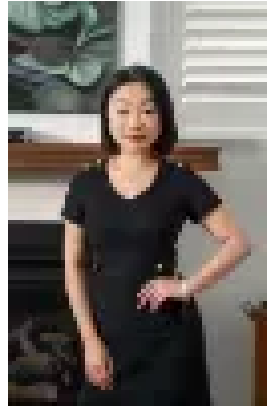
**Parkings: 2**

**Area: 859 m2**

**Type: House**



Tim Heavyside  
0394703390



Kiana Jin  
0394703390

**\$2,100,000 - \$2,300,000**

Watch the auction live at: <https://heavyside.co/live-auction/THE PROPERTY> Enjoying a peaceful position in a quiet, leafy street, yet only a short stroll to the vibrant heart of Box Hill, this beautifully presented two-storey home is exceptionally placed for an active family lifestyle. Set amongst lush, easy-care landscaped gardens which keep maintenance of this substantial 859sqm approx. block to a minimum, this enticing retreat boasts a spacious floor plan that includes five bedrooms and multiple living zones. Warmly welcomed by the plush living and dining zone, the home flows easily through to the central gourmet kitchen flaunting quality appliances and an abundance of space. Sliding doors from the adjoined meals zone open up to the sun-splashed rear deck, a haven for relaxation, with the rear rumpus room also opening out to this tranquil space. Parents will relish the privacy of the main bedroom complete with walk-in robe and chic double vanity ensuite, while a second ground-floor bedroom can double as a home office, and upstairs, three generous bedrooms all complete with built-in robes share the sparkling family bathroom. Adding to the long list of inclusions, a separate laundry, carport plus remote single garage, self contained home office and workshop, plus approved plans to build a unit in the large backyard.

**THE FEATURES** **??**Mid-Century clinker brick family home**??**Spacious five-bedroom, three-bathroom **??**Resting on a substantial 859sqm approx. landscaped block **??**Multiple living zones including a plush rear rumpus room**??**Central kitchen features quality appliances and abundant storage**??**Ground floor main bedroom flaunts walk-in robe & ensuite**??**Sun-splashed alfresco deck overlooking spacious backyard**??**Single carport & remote single garage with plus extra off-street parking**??**Rear home office & workshop with approved plans to build a unit**??**Proposed plans to build a townhouse in the rear yard (dual-occ)

**THE LOCATION** Exceptionally located, just a short stroll to Box Hill Central and train stations at Union Road Train Station or Box Hill Train Station, close to picturesque parkland in Kingsley Gardens and the convenience of the 109 tram along Whitehorse Road, and within easy reach of an array of local schools including Mont Albert Primary and Koonung Secondary College (zoned).

**THE TERMS:** 30|45|60