

**86 Nelson Road, Box Hill North, Vic 3129**



**House For Sale**

Wednesday, 24 January 2024

86 Nelson Road, Box Hill North, Vic 3129

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 794 m2**

**Type: House**



Thai Tan  
0422092343



Cain Wang  
0488150506

## **Auction \$1,500,000 - \$1,600,000**

Rich in character and brimming with potential, this charming Californian bungalow delivers the ultimate win for both homeowners and developers. Set on a 794sqm block boasting ROW access and supreme positioning in one of Box Hill's most coveted pockets; zoned for quality schools and mere footsteps from Box Hill Central. Promising endless possibilities, the property has plenty of scope for renovations, a knock down rebuild, or a multi-site redevelopment (STCA). Currently presented as a period delight featuring gorgeous timber flooring, decorative plasterwork, and picture rails, further enhanced by a tastefully updated interior. Comfortable to move in as is, with room for additional improvements, the home offers dual living ease comprising a formal lounge paired with an open plan family, dining and kitchen area, along with 3 bedrooms plus a study, 2 bathrooms, and a sizeable laundry. Notable highlights include a vaulted ceiling in the family area, a kitchen with a walk-in pantry, ducted heating and a split-system unit, a paved outdoor entertaining area, a full-length verandah, established gardens, an external home office/studio, and a large garden shed. Convenience and an enviable lifestyle are yours to enjoy with Box Hill Central shops and eateries, Box Hill Station, Box Hill Gardens, Box Hill Institute, and Box Hill Hospital all within easy walking distance. Catering to discerning families, this prized address is zoned for Box Hill North Primary School and Koonung Secondary College.