

**94 Ruhamah Avenue, Bell Post Hill, Vic 3215**

**buxton**

**House For Sale**

Friday, 10 May 2024

94 Ruhamah Avenue, Bell Post Hill, Vic 3215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 620 m2**

**Type: House**



**Matt Plunkett**  
0418386796



**Chloe Parisi**  
0499637467

**\$549,000 - \$579,000**

Set on an expansive 620m<sup>2</sup> (approx.) allotment in a peaceful and convenient pocket, this fantastic home represents an outstanding opportunity for families, first home buyers, or investors. Situated within walking distance of excellent schools, the Beauford Avenue shops, local reserves, walking and bike trails, less than 5 minutes from Bell Park Plaza and Bell Post Shopping Centre, moments from the Ring Road and 10 minutes (approx.) from the city and Waterfront, enjoy fantastic accessibility to all amenities in a peaceful family friendly setting. From the entry, step into a welcoming living room with light interiors, polished timber floors and split system heating and cooling for year-round comfort. An adjoining dining area flows through to the well-equipped kitchen featuring modern appliances including 600mm oven, gas cooktop, dishwasher, and plenty of storage. Comprising three bedrooms, the spacious master includes built-in robes, bedroom two also includes built-in robes, and the third offers a versatile space that can also be used as a home office. The updated bathroom is finished in classic white with neutral accents, modern vanity, shower/bath, with a separate wc. Outside offers ample space to play, relax or entertain, with a western courtyard providing a private space to enjoy the sun, large lawn area for the kids or pets to run around, and garden beds for the green thumb. The long driveway and garage at the rear allows for plenty of off-street parking and/or workshop space. Accommodating comfortable living now with further room to expand and allow the home to grow with you, this large allotment offers future scope for extension, subdivision or development (STCA). Representing outstanding value, this is a great opportunity to break into an increasingly popular lifestyle pocket, with excellent potential for growth.