

**13 Blue Hills Avenue, Nunawading, VIC, 3131**



**House For Sale**

Friday, 16 August 2024

13 Blue Hills Avenue, Nunawading, VIC, 3131

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## **Renovate, reimagine or rebuild (STCA)**

Exceedingly well placed in a family focused neighbourhood, this three bedroom home with preferred northerly orientation along the length of the property, offers the exciting options of renovating, extending or rebuilding (STCA). Desirably positioned on 536m<sup>2</sup> (approx.) in a leafy street handy to quality education with neighbourhood zoning to Whitehorse Primary and Blackburn High School, parkland and transport with access to Eastern Freeway/Eastlink close by.

In neat original condition, a traditional three bedroom floorplan delivers lounge/dining room opening to kitchen with adjacent laundry and bedrooms, bathroom and separate toilet off the hallway. Highlighted by brick veneer construction with hardwood floors, this wonderful home will blossom with a reimaging or on the other hand remove the home and build your family dream home (STCA).

A prime location just minutes stroll from Whitehorse Kinder, Whitehorse Primary School, Nicoll Park with off lead dog area and Nunawading Tennis Club and Eastern Freeway Linear Reserve, providing wonderful neighbourhood amenity. Centrally placed for shopping, eateries, buses and trains with proximity to Nunawading train station, Westfield Doncaster, Box Hill Central and Eastland Ringwood.

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