

15 Cromwell Street, Burwood, Vic 3125

LLC
Real Estate

House For Sale

Wednesday, 26 June 2024

15 Cromwell Street, Burwood, Vic 3125

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 767 m2

Type: House



Yin Yin Loh

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Contact Agent

Burwood - one of Melbourne's major growth locations is approximately 14 km east of the CBD (distance is measured in a straight line). Bordering some of Melbourne's wealthier suburbs in Camberwell, Surrey Hills and Box Hill, it is serviced by excellent public transport and road networks. The property is brilliantly placed on an 767 sqm (approx.) level block, on the high side of a quiet street. Located in a prized location in the Ashwood College catchment (Ranked 21st Public High School 2023 in VIC) it is ready to move in or for a fresh start, whether that be a smart renovation or complete redevelopment. This home presents an irresistible opportunity! The sizeable land also makes it an obvious candidate to be transformed into multiple townhouses or a luxurious family home (all STCA). This property is for families, investors and builders with an eye on the future. A beloved classic family home it is being sold for the first time in almost 74 years. The property is a short distance to a variety of amenities, public transport (bus/tram/train), recreational facilities and highly sought-after educational institutions such as PLC and Deakin University. Now under construction, and just a few minutes' walk away, is the location for the new Burwood station on the suburban rail loop. 15 Cromwell is a spacious single level home comprising three generously-sized bedrooms. There is a common bathroom, with inset bathtub and shower room, and a separate toilet. The light-filled living and functional areas are well interconnected, permitting larger gatherings of family and friends. Mingle freely between the large formal lounge and dining rooms. The kitchen has plenty of storage and a meals area, and there's a sunroom/bedroom overlooking the rear garden. At other times, these spaces become your private zones for relaxing or indulging in your own favourite pastime. As brilliant an entertainer outside as inside, it boasts a landscaped garden and a generous backyard where you can watch the children play, or enjoy with friends and family. Relish the fruits planted with many years of love in the garden.

Transportation: • Bus stop: 400m • Tram stop: 300 m • Box Hill train station: 4.7 km

Education: • Presbyterian Ladies' College (Ranked 24th High School 2023 in VIC): 550m • Deakin University Burwood: 900m • Parkhill Primary School: 1.5 km • Mount Scopus Memorial College (Ranked 4th High School 2022 in VIC): 1.5 km • Ashwood High School (Ranked 21st Public High School 2023 in VIC): 2 km

St Scholastica's Catholic School: 2.2 km walk • Wesley College: 6.5 km • Monash University Clayton: 9.5 km

Shopping, Dining & Entertainment Precinct: • IGA Camberwell, local shops, restaurants & cafe: 1.1 km • Burwood Highway local shops: 1.3 km • Burwood Brickworks (regarded as the world's most sustainable shopping centre with rooftop urban farm and eatery): 3.1 km • Box Hill Central / Burwood One SC (Open 24 hours Coles & Kmart): 4.5 - 5.4 km • Camberwell Shopping Precinct / Westfield Doncaster / The Glen / Kingsway: 5.8 - 7.9 km • Chadstone Shopping Centre (biggest in the Southern Hemisphere): 5.8 km

Recreation & Reserve: • Gardiners Creek Reserve: 500m • Wattle Park: 1.3 km • Box Hill Golf Club / Riversdale Golf Club / Wattle Park Golf Course / Aqualink Box Hill / Surrey Park: 3 km - 3.6 km

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<http://www.consumer.vic.gov.au/duediligencechecklist>

The furniture and décor in this image are virtual representations, intended to provide a visual example of the property's possibilities.