

**22 Aberdeen Road, Blackburn South, Vic 3130**



**House For Sale**

Wednesday, 3 July 2024

22 Aberdeen Road, Blackburn South, Vic 3130

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Area: 577 m2**

**Type: House**



Allan Smith

0398784411



Wes Jong

0434198125

## **AUCTION \$1,250,000 - \$1,350,000**

On the corner of Dundee Street, this cherished home on approx. 577sqm delivers a comfortable living experience for growing families, while also providing unlimited potential to rebuild or redevelop with dual street frontage (STCA). Arranged over two levels, you're welcomed inside to a spacious lounge room with a drinks bar, merging with a central kitchen and dining room that extends to a covered deck. There are three light-filled bedrooms and a tidy bathroom on this floor, while upstairs, the master bedroom features built-in robes, a vanity, and a sunny parent's retreat/home office. The backyard delivers ample room for family activities and outdoor entertaining, with extra features including ducted heating, ceiling fans, a bird aviary, water tank, and side access to a double carport and double garage. In a central location, the home is close to bus services, Blackburn South shops, cafes and restaurants, Box Hill Golf Club, Indra Pre-School, zoned for Orchard Grove Primary School and Box Hill High, with proximity to Deakin University, Laburnum Station Village, Forest Hill Chase, the Eastern Freeway/EastLink, Box Hill Central, and Westfield Doncaster.