

**23 Jemma Street, Bell Post Hill, Vic 3215**



**House For Sale**

Monday, 8 July 2024

23 Jemma Street, Bell Post Hill, Vic 3215

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 701 m2**

**Type: House**



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**\$770,000 - \$829,000**

Elegantly updated throughout to offer sophisticated living and entertaining, this immaculately presented home is set to impress. Occupying an expansive 701m<sup>2</sup> (approx.) corner allotment, the property also offers future scope to extend and allow the home to grow with you; or subdivide (STCA) and offset your purchase. Situated in a convenient, family friendly pocket, within walking distance of Bell Park Plaza, local schools including Rollins Primary and Kardinia International College, with easy access to public transport, 3 minutes (approx.) from the Ring Road, and less than 15 minutes from the city centre, this outstanding location promises a wonderful lifestyle in convenient surrounds. The classic brick veneer façade is presented in a contemporary colour palette. Inside, light neutral interiors, downlighting, plantation shutters and modern flooring showcase the tasteful theme within. The entry leads through to an open plan living, dining and kitchen, with north facing windows allowing natural light to flow throughout. The stunning kitchen features stone benchtops, high-end Smeg appliances including a beautiful freestanding oven and cooktop, dishwasher, striking feature-tile splashback, sleek cabinetry, contemporary tapware and double sink. Four bedrooms all include built-in robes, serviced by a central family bathroom, plus a second separate shower room with vanity and additional wc, accommodating fantastic functionality for family living. Both bathrooms are presented in contemporary finishes, with quality fittings, stone benchtops and chic black tapware. Additional home features include split system heating and cooling, panel heating and ceiling fan in main bedroom, large laundry with storage and additional linen storage. Outside, the north-facing patio enjoys an easy connection with the living, providing a fantastic space to relax in the sun or entertain. The large backyard offers a lush lawn area for the kids or pets to play in a secure setting. Side access to a double garage and additional driveway space allows for excellent off-street parking. Beautifully presented throughout, move in and enjoy stylish living with generous outdoor space, or take advantage of the potential to subdivide (STCA) with two street frontages. An exceptional real estate opportunity not to be missed!