

**31 Milton Parade, Bundoora, Vic 3083**



**House For Sale**

Wednesday, 26 June 2024

**31 Milton Parade, Bundoora, Vic 3083**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 535 m2**

**Type: House**



Andrew Mizzi  
0394683000



Alice Rossi  
0394683000

**\$650,000 - \$700,000**

Nestled on a 535.4 sqm corner lot at Milton Parade and Gray Court in the heart of Bundoora, perfectly located just a short walk from Bundoora Square shops, tram 86, and with easy access to parks, esteemed schools, and the Ring Road, this home is perfect for first-time buyers and investors alike. A private pathway, enveloped by lush vegetation, leads you to an elevated verandah facing the garden, providing a sense of protection and immersion in nature. Upon entering, an entry nook guides you to a spacious living area, ideal for entertaining and spending quality time with family. The heart of the home is the updated kitchen and adjacent dining area. The kitchen boasts white finishes, stainless steel appliances, a double pantry, and a kitchen island for extra storage and prep space. Featuring four generous bedrooms, a central bathroom with dual access, and an additional powder room for added convenience, this home caters to all your needs. Outside, you'll find a paved courtyard with an undercover entertaining area and a garden with a shed, perfect for everyone's tastes. The property is completed by a full-sized laundry and a single-car garage with rear access. Additional features include floorboards throughout, ducted heating, and solar panels. Land size: 535.4 m2 approx Deposit: 10% of the purchase price Settlement preference: 60/90/120 days Rental assessment: \$600-\$650 per week