

**33 Churinga Avenue, Mitcham, VIC, 3132**



**House For Sale**

Monday, 28 October 2024

33 Churinga Avenue, Mitcham, VIC, 3132

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Daniel Broadbent

0398706211

## Designed for seamless family living with zoning to Vermont SC

Located in a family focused neighbourhood in walking distance to schools and parklands, this beautiful veranda fronted weatherboard home delivers a lifestyle that exceeds your expectations. Designed to encompass light and functional free flowing space with a backyard conducive to both entertaining and children's play. Zoned to Rangeview Primary and Vermont Secondary College - you won't want to miss out on this gorgeous abode.

Freshly polished floors and painted interiors connect with the grey and white hues. The spaces are open plan to maximise use, with a stylish black and white kitchen equipped with stainless steel appliances and ample cabinetry incl a corner pantry plus glass fronted display cupboard. Marrying with the dining area and a central family zone with study nook and cosy gas log fire. Set across from a large inviting living room that throws open to a large north-facing timber decking primed for any scale of occasion. The expanse of grass is perfect for all ages, including a dedicated half basketball court for the children to hone their skills and exert energy with friends. With further options to extend the home without compromising on space, or possibly subdivide the 890m<sup>2</sup> block with 20.12m wide frontage (STCA).

Displaying three brightly lit bedrooms and a renovated floor to ceiling tiled bathroom with rainfall frameless shower and travertine style flooring. Supported by a powder room and a clever walk-through nook with wall to wall built-in storage cabinetry that leads to a sun filled, multi-purpose laundry and home office area. Sliding doors open outside to keep an eye on the kids, or for seamless work deliveries with side gate access.

The home supplies ducted cooling, gas heater and split system, picture rails, great storage including a walk-in area, a carport plus a single garage and ample off-street parking for extra cars/trailer or a boat. This premium location is minutes to vibrant shopping centres, Rangeview Primary and a host of private education via Mitcham and Heatherdale Stations trains and bus services. Enjoy the vast activities on offer at Heatherdale Reserve including BMX and cricket at the Heatherdale Ponting Oval, connected with scenic walks on Somers Trail to Simpson Park. Handy to Eastland and Vermont and Rangeview shopping strips, along with Mitcham's Britannia Mall and numerous multicultural grocers nearby, Nunawading's golden mile of retail stores incl Home HQ and Eastland Shopping Centre. Easy access to the freeway and Eastlink.

Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.