

35 Eram Road, Box Hill North, Vic 3129

 Real Estate

House For Sale

Tuesday, 2 July 2024

35 Eram Road, Box Hill North, Vic 3129

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 677 m2

Type: House



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\$1,050,000 - \$1,150,000

Warm, welcoming and grandly elevated on a magnificent parcel of 677 square metres (approx.), this character-filled three bedroom period residence presents you with a rewarding combination of livability for today and scope to renovate, extend or even consider a brand new dream home (STCA). Thoughtfully designed to fill with northern light, the home reveals polished hardwood flooring to complement solid timber internal doors and accents, as well as a relaxing alfresco flow at the rear, all in a wonderful location near parkland, bike trails, fine schools and easy city access - perfect for building a long-term future. With double-ended connection to both a large and light-filled lounge / dining room and a spacious family room, the home's heart is a well-designed kitchen / meals, whilst paved outdoor living at the rear of the home is destined for year-round enjoyment under the cover of a vast pergola. The main bathroom has been stylishly updated in this attractive home with a separate powder room, a wet bar in the living room, fireplace in the lounge room and a garage as well as ducted heating, two split systems and a deep, opportunity-filled backyard with a shed and established lemon tree. Walk easily to Koonung Creek parkland and bike paths from this wonderful position within easy reach of both Box Hill Central Shopping Centre and Westfield Doncaster, as well as plenty of local buses and access to the Eastern Freeway.