

**44 Maple Street, Blackburn, Vic 3130**



**House For Sale**

Wednesday, 3 July 2024

44 Maple Street, Blackburn, Vic 3130

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 682 m2**

**Type: House**



Rohan Calder  
0422256948



Jackie Mooney  
0401137901

**\$1,800,000 - \$1,900,000**

Nestled in the leafy environs of Blackburn, this character filled residence presents a harmonious blend of classic charm and contemporary comfort, ideal for growing families. Built in 1931, this single-level home invites you into a world where period elegance coexists with modern convenience. Upon entry, a sense of warmth envelops you, with high ceilings adorned with roses and architraves leading the way to an opulent sitting room and living room which hosts a gas log fireplace. The heart of the home beats in the open plan kitchen, meals, and family room, where French provincial cabinets and quality appliances are centred around a grand island with a timber benchtop. Natural light floods the space, creating an inviting ambiance that spills out to the undercover alfresco, perfect for entertaining or simply unwinding. Accommodation is generous, with a master bedroom boasting an updated ensuite and WIR, complemented by three further bedrooms with built-in robes, and a versatile study with the potential to serve as an additional bedroom. The family bathroom exudes a touch of luxury with its clawfoot bath and separate shower. Exceptional features such as polished floorboards, alarm system with dog sensors, Crimsafe flyscreens and motorised outdoor shutters, ensure a secure and comfortable lifestyle. Ducted heating and reverse cycle aircon/heating cater to all seasons, while the maintenance-free garden and lockup garage offer practicality. The allure of this sunlit home extends beyond its walls, with its prime location close to Eastlink, a plethora of cafes, Jefferies Provedore, Blackburn Train Station, Blackburn Square Shopping Centre, Blackburn Lake and reputable schools, ensuring every family need is within easy reach. This beautiful home is not just a residence; it's a sanctuary for family life to flourish. Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.