

47A Eram Road, Box Hill North, Vic 3129



House For Sale

Wednesday, 3 July 2024

47A Eram Road, Box Hill North, Vic 3129

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 583 m2

Type: House



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\$1,000,000 - \$1,100,000

Exceptionally placed to enjoy a healthy lifestyle, this delightful three-bedroom brick veneer home offers an outstanding opportunity to secure a foothold in this sought-after locale. Positioned on its own title and featuring dual living zones, this well-presented retreat is in original condition throughout and is ideal for growing families to simply move in and enjoy or modernise with value-add upgrades to make it your own. Light, bright and immediately inviting, the living room upon entry provides a warm welcome, with carpet underfoot and a wall heater adding to the ambience. Cooking is a breeze in the original kitchen and meals area, while the dining domain alongside offers a serene space to enjoy special occasions with family and friends. Generously sized, the vibrant family room is privately positioned at the rear of the home, offering versatility and valuable additional living space. Three bedrooms all include built-in robes and share the chic family bathroom with bath, shower, vanity and separate toilet. Adding to the appeal of this enticing retreat, a dedicated laundry with linen press storage, single garage with roll-through access to additional undercover parking space, workshop, storage room and tranquil paved patio for outdoor entertaining overlooking the beautifully maintained lawns of the rear yard. Wonderfully positioned for connected and active living, just steps to the Koonung Creek Trail, within easy reach of a fantastic selection of schools including Kerrimuir Primary, Koonung SC, Doncaster SC and Blackburn High, close to trams and trains at Box Hill and mere minutes to premium shopping and dining destinations at Westfield Doncaster.

- Delightful original three-bedroom, one-bathroom home on its own title
- Valuable dual living zones including front lounge & vibrant family room
- Chic original kitchen & meals plus separate formal dining domain
- Three spacious bedrooms, all featuring built-in robe storage
- Family bathroom with shower, bath, vanity & separate toilet
- Dedicated laundry facilities with linen press for convenience
- Serene private rear yard with paved patio and lush lawns
- Single garage with roll-through access to additional covered parking
- Located in a sought-after pocket close to shops, schools & walking trails

Terms: 10% deposit, balance 30/60/90 days