

**56 Settlement Road, Bundoora, Vic 3083**



**House For Sale**

Thursday, 11 July 2024

56 Settlement Road, Bundoora, Vic 3083

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 533 m2**

**Type: House**



Tom Price

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Joanne Yu

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**\$730,000-\$800,000**

Discover the potential of this well-maintained home situated on a sunny, north-facing lot. Ideal for first-time buyers or investors, this property offers immediate comfort with the possibility of stylish updates to add value. Move in, rent out, or modernize and extend to make the most of its prime orientation (STCA). The inviting layout features warm hardwood floors throughout the spacious living room with a study zone, leading to a distinct dining area and bright kitchen, all offering calming views of the sunny lawn. Each peaceful bedroom is well-proportioned with built-in wardrobes, and the sparkling bathroom includes a handy separate WC. Additional amenities include a laundry leading out to the sunny yard, split system heating/cooling, a shed, and a garage with a roller door. Conveniently located near bus routes, Bundoora shops, and local schools, this home is also within easy reach of Uni Hill shopping centre, RMIT, and La Trobe University. Don't miss the opportunity to inspect this charming property and envision the possibilities.