

9 Highview Parade, Hamlyn Heights, Vic 3215



House For Sale

Monday, 8 July 2024

9 Highview Parade, Hamlyn Heights, Vic 3215

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 635 m2

Type: House



Carl McCann
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Nicholas Allison
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\$630,000 - \$670,000

Break into the popular Hamlyn Heights market and enjoy the sought-after lifestyle or invest in a proven growth zone. Accommodating comfortable living now, with further scope to update, extend, or develop (STCA) on the generous 635m² (approx.) allotment, this property comes with endless potential for future reward. Situated within walking distance of all the shopping, cafes and amenities of the Vines Road strip, minutes from a selection of primary and secondary schools, 5 minutes from the Ring Road for an easy commute to Melbourne or the coast, and only 10 minutes (approx.) from the city, this location offers peaceful and convenient local living with outstanding central accessibility. Set behind established gardens, the home enjoys a private setting. The wide foyer entry leads through to the first of two living areas, featuring polished timber floors, original mantel, gas heating and ceiling fan. An adjoining dining room is well-positioned for everyday living and easy entertaining. The central kitchen forms the heart of the home, featuring stainless steel appliances, island bench, and generous storage provisions including a walk-in pantry. The spacious second living area at the rear of the home includes split system heating and cooling plus a ceiling fan for year-round comfort. Glass sliders open up from the rear living to the outdoor entertaining, creating a great layout for wining and dining with friends in the warmer months. Comprising three bedrooms, two bedrooms positioned in the original section of the home are serviced by a traditional bathroom with pedestal basin, shower and bath. The third room at the rear is accompanied by a modern second bathroom and separate wc, also incorporating laundry facilities. Outdoors offers a selection to spaces to play, relax or entertain in the sun or shade amongst established gardens. A long driveway, garaging plus additional shedding accommodates excellent off-street parking, workshop and storage facilities. All buyers in the market will see the exceptional value and potential in this well-located property. Be quick to inspect!