

**32A View Street, Mont Albert, Vic 3127**

**buxton**

**House For Sale**

Wednesday, 3 April 2024

32A View Street, Mont Albert, Vic 3127

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 339 m2**

**Type: House**



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**\$1,450,000-\$1,500,000**

Tucked away down a private path with no body corporation, this charming 3-bedroom home surprises and delights at every turn. Deceptively spacious, the multiple living zones offer flexibility that would suit a family just as well as a couple working from home or downsizers keen to maintain the feeling of roominess. Abundant natural light floods through the property's frontage into the well-proportioned kitchen, family room and lounge. The kitchen's dual aspect and light cabinetry enhance the airy feel, and the copious storage, recently updated appliances (including stainless steel Bosch dishwasher and large Chef hob) and black granite countertops, make this an attractive and functional space. Nooks for the fridge/freezer, microwave, and kettle/coffee machine, ensure the space feels uncluttered, and carefully-placed lighting and additional sockets provide extra convenience. Double doors lead from the family room out to the garden, where mature shrubbery, raised vegetable beds and several spaces to sit and enjoy the tranquil, sunny setting create a genuine outdoor haven. The bedroom zone is down a corridor from the living areas, giving perfect separation. The master suite includes a large bedroom, walk-in robe and three-piece ensuite, and has a French door out to a small courtyard, which captures the evening sun. Bedroom 2 has lots of built-in storage and whilst bedroom 3 is smaller, it could still host a double bed and has a built-in robe. The large double garage, accessed from a rear lane, provides the house with unique entry from separate streets, with auto garage door and internal access from the garage. The recently installed split system ducted heating and cooling ensures comfort in every room of the house. The laundry has plenty of built-in storage and the bathroom features both bath and separate shower cubicle. Parquet flooring throughout the living zones, an alarm system and ducted vacuuming complete the convenient living conditions this house provides. Located on an exquisite, leafy street, nestled amongst well-kept period homes and close to parks, Surrey Hills Primary school, Hamilton Street shops & cafes, and train station, this house offers the ultimate mix of convenience and tranquility. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER. For more information, contact Dimitri Spanos at Buxton Bentleigh on 0422 214 037 or the Buxton Office on 9563 9933. 'We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigation.'