63 Braund Avenue, Bell Post Hill, VIC, 3215
House For Sale

Monday, 28 October 2024

63 Braund Avenue, Bell Post Hill, VIC, 3215

Bedrooms: 3   **Bathrooms: 1**   **Parkings: 4**   **Type: House**

Much Loved Home Offers Position and Potential

Set on a generous 633m2 (approx.) allotment, in a family friendly neighbourhood, this well-maintained home presents an outstanding opportunity to enter an increasingly popular pocket of the market. Offering comfortable living now, with scope to update, extend, subdivide or develop (STCA) this property comes with plenty of potential to add value. Situated within walking distance of the Beauford Avenue shops, Bell Park Plaza, Pettit Park, Rollins Primary School, Kardinia International College, Covenant College, moments from the Ring Road, and only 11 minutes (approx.) from the CBD, enjoy easy living with convenient access to all amenities.

Neatly presented, the classic mid-century façade is charming in appeal. On entry, a welcoming living room features an original brick mantel, ceiling fan for year-round comfort, and north facing windows streaming natural light within. The adjoining kitchen and meals area has been updated with modern cabinetry, 600mm freestanding oven and cooktop, dishwasher, and is well-positioned to overlook the backyard. A second living area at the rear of the home features polished timber floors and direct access to the backyard.

Comprising three bedrooms, all include built-in robes, and are serviced by a bright bathroom with modern fittings and finishes, plus an additional shower room and second wc at the rear of the home for excellent functionality.

Outside, the generous block provides a large secure space to play, relax or entertain, with veggie gardens at the rear. The long driveway, carport and large garage allows for ample off-street parking, workshop or storage space.

As Bell Post Hill continues to emerge as a sought-after suburb for its accessibility, established amenities, excellent schools and family friendly environment, now is the perfect time to secure this well-located property.