

**11 Cromwell St, Burwood, VIC 3125**

**Sold - \$1,380,000**

House 3  1 



## Prime Position. Spacious Proportions. Endless Potential.

Conveniently nestled amidst popular cafes, restaurants and shopping, this humble freestanding home on 766 sqm (approx) with a 16.77m (approx) frontage displays all the hallmarks of valuable real estate; prime position, spacious proportions and endless potential. Cherished over the years by the same family, the generous property now provides a range of options to take full advantage of its wide, deep allotment to enhance, renovate, extend or redevelop (STCA).

### Open for Inspection

By Appointment.

Leafy outlooks and dappled light provide a delightful backdrop to the sizeable interior comprising an entrance hall leading to the sun-filled lounge enjoying direct access to the north-west alfresco deck, spacious dining room with garden vista, large kitchen fitted with gas cooking and abundant storage, separate meals zone and an expansive family/sunroom with a wall of glazing showcasing the verdant rear gardens of the secure north-east backyard. Accommodation includes three bedrooms (two with built in robes), a renovated bathroom plus a separate toilet.

Outdoors, the substantial front and rear yards provide ample space for the family to spread out with a large undercover pergola, lock up garage with workshop area, carport and additional off street parking for multiple vehicles. Includes a separate laundry, split system heating/aircon, ceiling fans, ducted heating and solar panels.

Realise the exceptional potential of this premier locale, strolling distance from trams, Burwood Village, PLC, Deakin University and Gardiners Creek trails. Moments from Wattle Park, Burwood Brickworks and an array of highly regarded schools such as Wattle Park Primary, Mount Scopus Memorial College and Ashwood Secondary.

Shelter Real Estate Agents Burwood

### Listed By

Daniel Reynolds

Phone: (03) 9889 3990

Daniel Reynolds

Phone: (03) 9889 3990

