

37 Combarton St, Box Hill, VIC 3128

Sold - 22/06/2024

House **4**  **2** 



AUCTION THIS SATURDAY, OPEN FROM 11:30AM

Brilliantly Renovated In Prestigious Parkland Pocket

Period charm, an award-winning contemporary renovation, and an idyllic family position, in prized Box Hill Secondary School zone, directly opposite parkland. Combining all these exceptional elements in a location renowned for its family amenities, it should come as no surprise, this four-bedroom, two-bathroom Californian Bungalow is one of the prestigious Combarton Street precinct's most enviable family homes.

Beautifully landscaped gardens frame its generous proportions including a formal sitting domain with OFP, large open plan living and dining areas that feature an OFP, stylish stone-finished kitchen with walk-in pantry and bifold doors to a private undercover deck with built-in BBQ kitchen, sun blinds and strip heating nestled amidst the lush northern rear garden. Four spacious bedrooms include two with BIRs/storage, and an upstairs parents' domain featuring a fitted open study and separate sun-filled main bedroom with WIR and twin vanity ensuite.

Beyond its irresistible verandah façade, a ground floor family bathroom is complemented by a laundry and guest WC with ducted heating and refrigerated air conditioning, excellent built-in storage, soaring ceilings throughout, rich Ironbark polished floors, surround sound, alarm, auto garden irrigation, garden lighting, water tanks, workshop, double carport and additional off-street parking further confirming a first-class family home.

Walk to Kingswood and Our Lady of Scion Colleges, highly regarded Roberts McCubbin Primary, Whitehorse Road trams to other private schools, Surrey Park sports reserves and Aqualink, Box Hill Central shopping, dining, and trains. Step inside and immediately enjoy one of the area's most outstanding family lifestyles.

Shelter Real Estate Agents Box Hill

Open for Inspection

By Appointment.

Listed By

Daniel Reynolds

Phone: (03) 9889 3990

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