



13 Newhaven Road, Burwood East

Prime Corner Residence Offering Lifestyle Convenience and Future Potential

Positioned on a substantial 677m² corner allotment in a highly sought-after pocket of Burwood East, this beautifully maintained single-level brick residence presents an exceptional opportunity for families, multigenerational living, and astute investors alike.

Filled with abundant natural light, the home exudes warmth and comfort throughout. A functional open-plan layout seamlessly connects the kitchen and meals area with the spacious living and dining zones, creating an inviting environment for both relaxed family living and entertaining.

The well-equipped kitchen features ample bench space, a cooktop, electric oven, tiled splashback, and quality tiled flooring. Modern enhancements including LED downlights, stylish pendant lighting, and split-system heating and cooling ensure year-round comfort and convenience.

Step outside to a generous backyard framed by established gardens, offering plenty of space for children and pets to enjoy, while also

3 2 2

FOR SALE
\$1,300,000 - \$1,350,000

VIEW
By Appointment

AGENTS

Jerome Yie-Ong
0468777716
ljhcityresidentialmelb-sales@mail.inspectrealestate.com.au

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AGENCY

LJ Hooker City Residential
(03) 9600 2166

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Interested parties must rely solely on their own enquiries.

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providing scope for future landscaping or outdoor entertaining. The immaculately maintained front and rear gardens further enhance the home's attractive street appeal.

Set on a sizeable block, the property also offers exciting future potential to renovate, extend, or redevelop (STCA), making it an excellent long-term investment in a tightly held growth location.

Conveniently located just moments from Burwood One Shopping Centre, Burwood Brickworks, and The Glen Shopping Centre, residents will enjoy easy access to shopping, dining, and everyday amenities. Nearby parklands including East Burwood Reserve, Lincoln Street Reserve, and Highbury Park provide excellent recreational options.

The location is further enhanced by proximity to Deakin University, zoning for Forest Hill College and Burwood East Primary School, as well as convenient access to Presbyterian Ladies' College.

Commuters will appreciate the easy connectivity via Tram Route 75, Glen Waverley railway line, the M1 Freeway, and EastLink.

Disclaimer: Whilst every care has been taken to ensure the accuracy of the information provided, interested parties should rely on their own enquiries and due diligence. The agent and vendor accept no responsibility for any errors, omissions, or inaccuracies.

MORE DETAILS

Property ID	PKWHC2
Property Type	House
Land Area	677 m2
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport

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Upper Ground Floor, 439-445 Lonsdale St, MELBOURNE VIC 3000
cityresmelbourne.ljhooker.com.au |
cityresmelbourne@ljhooker.com.au



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DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items here are approximate and no responsibility is taken for any error, omission or misstatement. This is for illustrative purpose only and should be used as such by any prospective purchaser.



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