

**1/14 Belle Vue Avenue, Ringwood, Vic 3134**



**House For Sale**

Wednesday, 15 May 2024

1/14 Belle Vue Avenue, Ringwood, Vic 3134

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 422 m2**

**Type: House**



Tian Jin

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Jess Iddon

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**\$680,000 - \$748,000**

Enjoy all the benefits of low maintenance living, with all the advantages of a high convenience position, with this individually titled residence that boasts wide street-frontage, stylish renovations and no body corporate. A beautiful brick exterior, complemented by a verandah and two colonial bay windows, beckons you into the residence, where fresh paintwork, and new flooring, blinds and LED downlights highlight a light and inviting interior. A spaciouly sized living and dining room awaits relaxation, flowing through to a chicly updated kitchen. Equipped with a full suite of stainless steel appliances, custom cabinetry and stone benches that double as a breakfast bar, this space and its adjoining meals area, provide the ideal environment for cooking and socialising. Open the sliding door from here for an effortless outdoor transition, where a large pergola offers shelter for all-weather entertaining. Two bedrooms, both with built-in wardrobes, comfortably accommodate sleep, and are serviced by a bright white bathroom with a twin-head shower with a niche, a bathtub and vanity. A new toilet is placed separately for convenience, as is the well-fitted-out laundry that matches the style of the kitchen and bathroom and offers easy access to the clothesline. Additional features that enhance the home's comfort and functionality include ducted heating, two recently installed split system air conditioners, a double-door storage cupboard, a single garage, an open parking space plus gated yard access where there is a shed that could be relocated to create room for a boat, caravan or trailer. Located to provide a sensational lifestyle, this move-in-ready residence is situated within walking distance to Heathmont Train Station and Shopping Village, Great Ryrie Primary School, Aquinas College, zoned Ringwood Secondary College, parks, trails, Aquanation, Ringwood Lake, Eastland, Town Square and Realm. It is also only a few minutes' commute to EastLink. Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.