

**1/180 Cox Road, Lovely Banks, Vic 3213**

**GARTLAND**

**Unit For Sale**

Saturday, 13 April 2024

1/180 Cox Road, Lovely Banks, Vic 3213

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 190 m2**

**Type: Unit**



Michael Tricarico

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**\$369,000 - \$399,000**

Don't miss this opportunity to secure a low-maintenance unit in Lovely Banks. Whether you're dreaming of breaking into the property market, looking for a great downsizer, or searching for the next addition to your investment portfolio, this is the one for you. The open plan living/dining/kitchen zone welcomes you inside, where you can kick back and relax or open the sliding door onto the garden courtyard. You'll love that the surrounding trees provide a tranquil outlook to this generous outdoor setting. So why not soak up the morning sunshine on the paved alfresco area? Or spend a peaceful afternoon creating your dream garden? The central kitchen features stone benchtops, an island bench and stainless-steel appliances (dishwasher, oven, electric cooktop, rangehood). Two bedrooms boast built-in robes (main with direct access to the courtyard). The bathroom is home to a European laundry, while the separate toilet completes the layout. A split-system air conditioner, electric wall panel heaters and ceiling fans ensure comfort. Dedicated off-street parking is provided for two vehicles, while a garden shed takes care of outdoor storage. A convenient lifestyle awaits with public transport and the Bell Post Hill Shopping Centre within walking distance. Local walking trails inspire you to venture outdoors, while superior Ring Road access keeps you connected to both Melbourne and the Surf Coast. Potential rent return at \$320 - \$350 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.