

**1/3 Colville Court, Herne Hill, Vic 3218**



**Unit For Sale**

Thursday, 13 June 2024

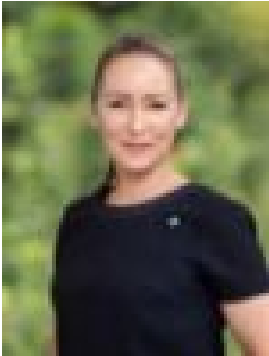
**1/3 Colville Court, Herne Hill, Vic 3218**

**Bedrooms: 2**

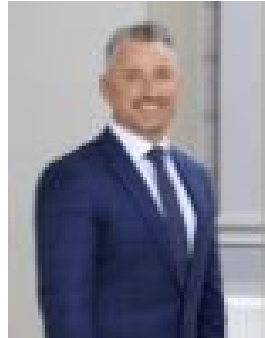
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Rena Maniatakis Maniatakis  
0423037828



Marcus Falconer  
0417376025

**\$440,000 - \$480,000**

Positioned in the well located ever-popular precinct of Herne Hill, this beautifully presented and low maintenance 2BR unit presents a delightfully appealing opportunity for first home buyers, empty nesters, and investors alike! Offering a beautiful, open-plan interior with light-filled, neutral colours and stunning polished timber flooring, expansive windows bring through the living areas an abundance of natural light, creating a warm and welcoming atmosphere throughout. Infused with modern sophistication at every turn, the kitchen features stainless steel appliances and pristine white benchtops, with ample storage space available inside the home. Both bedrooms contain built in robes. A central bathroom with toilet services the home, while in the living area, an A/C wall unit creates comfortable temperatures all year round. A private, alfresco courtyard, enriched by charming garden features is perfect for entertaining. With off-street parking available for one vehicle and located just a short walk from sports grounds, schooling and Minerva Road shops as well as a short drive to both the Shannon Avenue and Pakington Street shopping and cafe districts, this neat unit makes living captivatingly easy. This property occupies a superb lifestyle address in a quiet street and is a rare opportunity in a tightly held block of only three units, making it a perfect downsizer, first home or astute investor adding to their portfolio.