

**1/39 Barondi Avenue, Narre Warren, Vic 3805**



**Sold Unit**

Friday, 6 October 2023

1/39 Barondi Avenue, Narre Warren, Vic 3805

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 93 m2**

**Type: Unit**



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**\$540,000**

Perfect for a first-time buyer, downsizer or investor, this two-bedroom home is well-located in a quiet, sought-after area and is one of only three Simonds-built brick units. On the market for the first time in nearly 30 years, it's been much loved and well-maintained. It has also just been freshly painted and recarpeted, so there is nothing left to do. With a functional floor plan that maximises space and light, it offers a low-maintenance lifestyle in a great location. Recently upgraded to include new Colorbond fencing, guttering and downpipes, it offers a lovely front façade with tidy, low-maintenance front and rear gardens. The sunny and welcoming open-plan living and meals area includes split-system air conditioning and flows seamlessly into the contemporary timber kitchen which includes tiled splashbacks, ample bench space for meal prep and a gas oven. Ducted heating and split system air conditioning/heating, ensures a comfortable living environment every day of the year. Both bedrooms include oversized windows for ample natural lighting and built-in wardrobes. They share a central family bathroom with a separate bathtub and shower and under-vanity storage. It also offers a separate WC for added convenience and privacy. A dedicated laundry room with direct rear garden access makes laundry day that much easier. Step outside via sliding doors to a tidy and enclosed private rear garden with enough room to host friends and family for a weekend BBQ or simply relax. Enjoy the added benefit of a single lock-up garage with a remote-controlled roller door with rear garden access for secure, off-street parking and extra storage. There's also additional visitor parking available in the well-lit common area. Everyday living is easier when you're within close proximity to Fountain Gate shopping, a wide variety of quality public and private schools, parks, playgrounds and recreational facilities as well as easy access to the freeway for commuting.