

**1/5 Montana Avenue, Mulgrave, Vic 3170**



**House For Sale**

Tuesday, 11 June 2024

1/5 Montana Avenue, Mulgrave, Vic 3170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## AUCTION NEXT SAT: \$760,000-\$830,000

1/5 Montana Avenue, Mulgrave Presenting an extraordinary opportunity to reside in the heart of Mulgrave, this enchanting classic home is perfect for families who value proximity to key destinations. Enjoy the convenience of having numerous amenities just 5-10 minutes away: • The Glen Shopping Centre: Approximately 10 minutes' drive • Springvale Shopping Centre: Approximately 8 minutes' drive • Monash University: Approximately 8 minutes' drive • Monash Hospital: Approximately 10 minutes' drive • Schools: Approximately 5-9 minutes' drive to Mazenod College, Wellington Secondary College, Albany Rise Primary School, Mulgrave Primary School, and St John Vianney Primary School Nestled in a serene street within a sought-after, family-oriented neighbourhood, this well-loved single-level abode offers wide family appeal and an exceptional opportunity to embrace the locale's charm. Featuring three bedrooms and two bathrooms, along with two car spaces, this classic home is situated on approximately 400 sqm of land, offering ample space and versatility for your family. Families will appreciate the three wooden floor bedrooms, each equipped with built-in robes, and modern amenities such as air conditioning, ducted heating, and blinds, ensuring year-round comfort. The spacious open-plan design seamlessly integrates the kitchen, dining, and family areas, creating an inviting space ideal for family gatherings and entertaining. The contemporary kitchen is outfitted with luxurious stone countertops, a gas cooktop, and an electric oven. Located just 700 meters from Springvale Road, residents have easy access to public transport, making daily commutes effortless. Whether you're looking to move in or invest, this centrally located home offers both immediate enjoyment and future potential. Don't miss this rare opportunity to secure a prime position. Contact us today to seize this fantastic chance! Icons: - 3 Beds- 2 Bath- 2 Cars Contact Minh Le 0429 564 676 Contact Kenny Pham 0433 373 454 Contact Minh Le at BYD Real Estate Springvale on 03 8566 1599 or after hours on 0429 564 676.