

**1/52 Browns Road, Montrose, Vic 3765**



**Sold Unit**

Thursday, 29 February 2024

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**Bedrooms: 2**

**Bathrooms: 1**

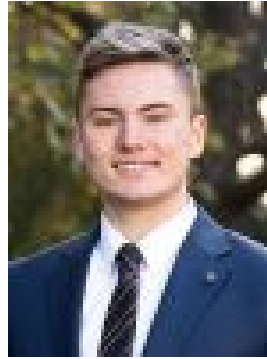
**Parkings: 1**

**Area: 188 m2**

**Type: Unit**



James Lingwood  
0385952777



Rhett Butler  
0459876397

**\$500,000**

Hidden away in the leafy embrace of the Mount Dandenong Ranges, this sweet single-level gem on approximately 188sqm is a serene choice for low maintenance living. Conveniently located close to everything the Montrose township has to offer, it is situated within walking distance to bus stops, trails, shops, eateries, Hahndorf's Chocolaterie, Montrose Playground, Football and Tennis Clubs. Only a short drive to Montrose and Billanook Primary Schools, major arterials and shopping centres plus the stunning sites and attractions of the hills.- A covered patio invites you into the home, serving as a pleasant spot to relax and enjoy the lush surroundings- Bathed in natural light and adorned with timber floorboards, the home offers instant comfort, while also presenting an exciting opportunity for enhancement- A living area greets you inside, providing a calm environment to unwind- A functional kitchen overlooks this area, featuring an electric upright cooker, ample storage and a breakfast bar- Two bedrooms with double-door built-in wardrobes offer relaxing accommodation for sleep - One bathroom and a separate wash closet service the rooms- A laundry grants courtyard access, which is a blank canvas for planting to one's liking or creating an alfresco space- One split system heater/air conditioner assists with keeping the home at an optimal temperature- A single carport supplies sheltered parking- A uniquely rare find in a tranquil setting, this home is a superb option for market entrants, downsizers, or investors seeking a great portfolio addition