

# 1 Mary Avenue, Mildura, Vic 3500

## House For Sale

Sunday, 26 May 2024

1 Mary Avenue, Mildura, Vic 3500

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 461 m<sup>2</sup>

Type: House



Ian Miers

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## **\$300,000 - \$330,000**

This neatly presented, low maintenance home is located on an easy care 461m<sup>2</sup> allotment, perfect for first home buyers embarking towards homeownership or savvy investors looking to expand their portfolio. Step inside and discover the beautiful light timber floorboards infused with the natural light that creates a warm and inviting space to call home. The heart of the home is undoubtedly the updated kitchen and dining area, complete with modern amenities such as gas cooking, electric oven, dishwasher, breakfast bar, and pantry - all designed in the practical floorplan. Boasting three well-appointed bedrooms, an updated bathroom, two toilets, and a large external laundry, this property caters to everyone's essential desires. Outdoors features a covered decked outdoor living area, shady verandahs, garden shed and a carport with the added luxury of an automatic garage roller door. Energy efficiency is at the forefront with the inclusion of solar panels, gas heating, ceiling fans, evaporative cooling, and a near-new split system for optimal comfort regardless of the season. This delightful home is more than just a house, it's a place to create memories or opportunity for financial growth.