

# 1 Sovereign Way, Avondale Heights, Vic 3034

MOONEE VALLEY

## House For Sale

Thursday, 25 January 2024

1 Sovereign Way, Avondale Heights, Vic 3034

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



DAVID GIGLIOTTI

0393375066

**\$900,000 - \$990,000**

Well built, elevated and suprisingly spacious is this perfectly located family home that has all the right ingredients for those looking to establish themselves in this ever popular pocket of Avondale Heights. Set on a sizeable block, the home's light and bright interior comprises four bedrooms (master with robes & renovated ensuite) all serviced by a large tiled bathroom and separate WC. Adding to its instant appeal is a spacious formal lounge and dining room that flows through to the vast open dining area adjoined by a timber-cabinet kitchen complete with dishwasher and 900mm stainless-steel cooking appliances. Other features include ducted heating, good sized laundry plus a rear yard with undercover patio, side access from lane and oversized single garage/workshop (remote-control) driveway. Local shops, bakery (Impasto Forno Antico), bus stop and St Martin de Porres School all around the corner, it's also close to kinder/childcare facilities, as well as easy access to popular parks, riverside trails and both Milleara and Highpoint shopping centres. DAVID GIGLIOTTI - 0411 824 854 Property Code: 3247