

**11 McRae Avenue, St Albans, Vic 3021**

J A S S T E P H E N S

**House For Sale**

Wednesday, 12 June 2024

**11 McRae Avenue, St Albans, Vic 3021**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



George Alexander  
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Lachlan Haddrell  
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**\$550,000 - \$600,000**

• Meticulously maintained family home set on an enviably large allotment • Scope to renovate and extend (STCA) or sub-divide for dual occupancy (STCA) • Large kitchen with meals space + spacious living room • Three bedrooms including master with built-in robe • Spacious bathroom with inset bath, shower and separate toilet • Walk-in laundry with internal/external access • Ducted heating + gas heaters • Stunning polished timber floorboards throughout • Secure garage with incorporated kitchen facilities + ample driveway parking

Offering a superb opportunity for renovators and developers, this immaculately kept and much-loved three-bedroom home exudes an inviting sense of nostalgia. Tucked behind a stunning rose-studded front garden on a huge allotment, the house is resplendent with its original retro style and is ready to welcome you comfortably while you plan a modern makeover and extension (STCA) or the construction of a second dwelling (STCA) to maximise on your investment. Three large bedrooms include a master with a built-in robe, while the spacious living room invites you to relax in comfort in front of the cosy gas heater. The separate kitchen is fully functional, offering electric cooking, beautifully preserved cabinetry and plenty of room for a dining table. The retro appeal continues in the generous bathroom, complemented by a separate toilet and a large walk-in laundry with internal/external access. Central heating ensures the whole house is kept comfortable during the colder months, while outside the huge back garden boasts an expanse of well-kept lawn, established trees and endless scope. Ample off-street parking promises enviable convenience, with a long driveway and a secure garage inclusive of a toilet and kitchen facilities.

Why you'll love this location: Situated on a quiet, tree-lined street close to every convenience, this address promises easy family living. Walk to local eateries in eight minutes\* and drive to the St. Albans shopping precinct in just three minutes\*. Adding extra appeal is the proximity to Brimbank Shopping Centre, just five minutes\* from home, where a choice of supermarkets, eateries, services and big-name retailers await. Families will appreciate the easy walk to Cyril Clements Reserve and its playground, Stevensville Primary School and St. Albans West Preschool, while Copperfield College welcomes the big kids just four minutes\* from home. Enjoy easy access to buses and catch the train from nearby St. Albans Station for easy rail access to the city.\*Approximate