

# 11 Park Avenue, Echuca, Vic 3564

CENTURY 21

## House For Sale

Thursday, 9 November 2023

11 Park Avenue, Echuca, Vic 3564

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 718 m<sup>2</sup>

Type: House



Beau Lyon  
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Jess Cootes  
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## **\$670,000 to \$700,000**

Welcome to 11 Park Avenue, Echuca, a delightful family home that combines comfort, modern living, and an outdoor oasis. With its four bedrooms, two living areas, and generous yard, this property is designed to cater to the needs of your family. The four bedrooms offer a comfortable retreat for everyone, each equipped with ceiling fans. The master bedroom features a walk-in robe and a private ensuite, while the remaining three bedrooms offer built-in robes for ample storage. The home boasts two carpeted living areas, offering flexibility for relaxation and entertainment. The front living area is perfect for a toy area, parent's retreat or a family movie area. The second living is open plan, connecting seamlessly with the kitchen and dining area. The kitchen is a standout feature, with stone benches, a freestanding 900mm oven and cooktop, and a dishwasher, making it a perfect space for culinary creations. The main bathroom includes a vanity, a recessed shower, and a bath, providing convenience for the family. Stepping outside, you'll discover a fantastic alfresco area that's both part deck and part exposed aggregate. It features a fireplace, creating the perfect ambiance for outdoor gatherings. The property also includes a high clearance single carport behind side access gates, ideal for caravan storage. The spacious yard is bordered by well-maintained garden beds and boasts a garden shed for additional storage. A sprinkler system covers both the front and backyards, ensuring that your outdoor spaces remain lush and green. There's even a dedicated play area beside the house, complete with a sand pit for the little ones. In summary, this property offers a family-friendly home with modern amenities and a fantastic outdoor space. With a great yard, an alfresco area, and plenty of storage options, this property is ready to become your family's haven. Don't miss the opportunity to make it your own and enjoy the best of Echuca living.