

**110 The Avenue, Spotswood, Vic 3015**

**buxton**

**House For Sale**

Friday, 3 May 2024

110 The Avenue, Spotswood, Vic 3015

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 316 m2**

**Type: House**



Matthew John  
0396878899



Peter Skourtis  
0396878899

**\$830,000 - \$890,000**

Nestled on a corner allotment, this charming freestanding weatherboard home offers a perfect blend of character and convenience. Step inside to discover a spacious lounge adorned with a decorative ceiling and gleaming polished floorboards, creating an inviting ambiance for relaxing or entertaining guests. Adjacent to the lounge, the kitchen and meals area are flooded with natural light, providing a bright and cheerful space for family gatherings. With three bedrooms, each equipped with built-in robes, and a family-size central bathroom exuding vintage charm this home caters perfectly to the needs of a growing family. Additional features include hydronic heating and split system cooling, ensuring year-round comfort, along with a Bosch dishwasher and European laundry for added convenience. Outside, the low-maintenance paved yard provides a perfect setting for outdoor enjoyment, complete with a shaded entertainment area, storage shed, and off-street parking. You'll also find a large grassed front yard, ideal for children to play and enjoy the outdoors, with the adorable touch of a wooden swing on the tree. Conveniently located within walking distance to St Margaret Mary's Primary and Wembley Primary School, residents will appreciate the nearby amenities, including Vernon Street and Hudson Road shops, Spotswood train station, and local playgrounds, all within easy reach. In addition to its practical features, this home boasts a warm and welcoming community atmosphere. The front gate, made in honour of the 1956 Melbourne Olympic Games, adds a unique touch of history to the property. Families will love the grass area out front, perfect for children to play and enjoy outdoor activities. For those seeking entertainment and dining options, the area doesn't disappoint. Spotswood Hotel offers great pub meals, while Candied Bakery is known for its amazing sourdough bread. Numerous cafes line Hudson's Road, providing a variety of culinary experiences. Sports enthusiasts can enjoy the nearby Spotswood 9-hole golf course, while Edwards Reserve park features a wonderful playground for children and serves as the training ground for Melbourne City soccer club juniors. Additionally, Grazeland Food Park provides additional entertainment options for the whole family to enjoy. Don't miss out on this exceptional opportunity to make this charming property your new home, where comfort, convenience, and community await.