

# 11A Ridley Avenue, Avondale Heights, Vic 3034

**Nelson Alexander**

## House For Sale

Friday, 3 May 2024

11A Ridley Avenue, Avondale Heights, Vic 3034

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mark Giardina  
0393316200



Danielle Alvarez  
0423816833

## **Auction \$800,000 - \$850,000**

With its adaptable design, long list of features and delightful outdoors to enjoy, this contemporary home provides an outstanding low-maintenance lifestyle in a wonderfully convenient Avondale Heights neighbourhood. Ready to simply move in and start living, the home's luminous interior comprises a master bedroom with WIR and stylish ensuite, along with two additional bedrooms (BIRs) and main central bathroom with separate shower and bathtub. Emphasizing its flexible floorplan is the inclusion of a front study/retreat and spacious open-plan living/dining area to the rear serviced by a stone-bench kitchen with soft-close cabinetry, large walk-in pantry and stainless-steel appliances. High ceilings, hardwood floors and full-size laundry all add to the allure, along with ducted heating and split-system air conditioning for year-round comfort. Step outside to discover a private courtyard sanctuary complete with large entertaining deck and integrated bench seating, plus a remote-control garage with internal entry and additional driveway parking. Local shops, bakery (Impasto Forno Antico) and bus stop all around the corner, it's also close to Avondale Heights Reserve, St Martin de Porres School and popular kinder/childcare facilities, as well as easy access to riverside trails and both Milleara and Highpoint shopping centres.