

# 120 Prince of Wales Avenue, Mill Park, Vic 3082

Rata & Co.

## House For Sale

Friday, 19 January 2024

120 Prince of Wales Avenue, Mill Park, Vic 3082

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 533 m2**

**Type: House**



Jim Vlahos

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## **AUCTION Sat 17 Feb 3:30pm**

Nestled in the heart of the highly sought-after Mill Park area, this beautiful 4-bedroom, 2-bathroom home is the perfect choice for first home buyers and families alike. Positioned on a generous 533m<sup>2</sup> (approx.) allotment, this property offers a wealth of space and comfort. Inside, you'll find the modern kitchen with stainless steel appliances, lots of bench space and ample cabinetry, 4 spacious bedrooms, all featuring built-in robes, while the master boasts an ensuite and walk-in robe. This ensures a luxurious and practical living environment for every family member. The inclusion of solar panels provides an eco-friendly and cost-effective energy solution, while ducted heating and a wall air conditioner maintain a comfortable temperature throughout the seasons. A large 4.3 x 7.2M garage is perfect for vehicles & storage whilst the huge backyard offers many options for the new owners. Conveniently close to Westfield Shopping Centre and South Morang Train Station ensures that everything you need is just a stone's throw away. This incredible property presents a truly unmissable opportunity to secure your home in a fantastic location. Don't delay – arrange a viewing today and experience the welcoming ambience and remarkable features that 120 Prince of Wales Avenue, Mill Park has to offer. **Must be Sold! PHOTO ID REQUIRED** Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](https://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.