

**121 Boyden Street, Mildura, Vic 3500**

**AREA SPECIALIST**

**Sold House**

Friday, 10 May 2024

121 Boyden Street, Mildura, Vic 3500

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 436 m2**

**Type: House**



Luke Walker  
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**\$425,000**

It's Addressed Discover the perfect blend of comfort and convenience in this modern townhouse, ideally positioned for investors, retirees, or first-time homeowners. Nestled in the heart of Mildura, 121 Boyden Street offers a low-maintenance lifestyle without sacrificing space or style. Just steps away from local shopping at PJ's and Deakin Butcher, convenience is at your fingertips. This beautifully designed home features three spacious bedrooms, including a master with a walk-in robe and ensuite, complemented by a convenient additional bathroom. The layout includes two expansive living areas that cater to both entertainment and relaxation, alongside two inviting outdoor spaces perfect for enjoying Mildura's sunny climate. Crafted with durability and style in mind, the brick and concrete construction is highlighted by stylish vinyl plank flooring throughout. The kitchen, equipped with a gas cooktop, dishwasher, and ample storage space, is practical and efficient for daily use. Energy efficiency is key with both reverse cycle heating and cooling for year-round comfort, enhanced by a gas heater and a solar system to significantly reduce electricity costs. The practicality extends outdoors with rear lane access leading to secure, undercover parking. Key Features: Central location near shops and amenities 3 bedrooms, master with ensuite and one additional bathroom Efficient kitchen with gas cooktop and dishwasher Low maintenance 436m<sup>2</sup> block Energy efficient with solar system Reverse cycle heating and cooling as well as gas heating Rental appraisal: \$460-\$500 per week Take the next step in your investment or homeownership journey. Visit us at 121 Boyden Street, Mildura, or call to schedule your viewing today!