

**13 Aldea Crescent, Avondale Heights, Vic 3034**

**MOONEE VALLEY**

**House For Sale**

Thursday, 7 March 2024

13 Aldea Crescent, Avondale Heights, Vic 3034

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



DAVID GIGLIOTTI

0393375066

**\$720,000 - \$760,000**

Presenting this fantastic home in the heart of Avondale Heights, that ticks all the boxes and more! Full of practicality and style, infused with natural daylight and accompanied with a clever floorplan that emphasises space and lifestyle at it's best! Located with absolute convenience and abundance of amenities, you will only be 12km (approx.) to the CBD, a stone throws away from the local Coles and Avondale Heights village shopping precinct for all of your shopping needs, Avondale Primary, St Martin's Primary, Military Road Early learning & kinder, Avondale Heights library & recreation centre, Highpoint Shopping Centre, Maribyrnong River parklands and trail rides are all in very close proximity. Not to mention the easy access to the Calder Freeway, two trams stops 57 & 82, as well 406 bus service a short walk away. Other features include: \*A large open plan living and dining area with ducted heating & split system air conditioning \*A kitchen that will inspire any Master Chef, offering stone bench tops, Smeg stainless steel appliances and dishwasher, mirrored splashback, lots of cupboards space and a walk-in pantry \*A separate powder room and large European laundry area \*Upstairs comprising of a large 2nd living area with split system cooling and ducted heating \*Large central bathroom with separate shower and bath \*Master bedroom with walk in robe and ensuite \*Remaining 2 bedrooms both with mirrored robes \* Large single remote garage with shelving and storage area \* A stunning and lush low maintenance landscaped rear yard DAVID GIGLIOTTI - 0411 824 854 Property Code: 3273