

**13 Balaclava Avenue, Altona Meadows, Vic 3028**



**House For Sale**

Thursday, 1 February 2024

13 Balaclava Avenue, Altona Meadows, Vic 3028

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 543 m2**

**Type: House**



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**\$760,000 - \$810,000**

Quite possibly the perfect first family home, certainly a wise and winning investment property, this immaculate, inviting 3 bedroom home surrounds itself with an appealing corner allotment of some 543m<sup>2</sup> (approx.). Appreciate the attraction of spaces that give you the freedom to settle in and stay for an extended period while family needs evolve - enhanced by options for adding your own touches when so desired. Beautifully presented inside and out, the floor plan incorporates a generous sized kitchen with ample cupboard space which overlooks the meals/casual living area. Astoundingly spacious, be greeted by a formal living zone, study area and master bedroom with WIR and ensuite. Privately zoned in their own separate wing are two further generous sized bedrooms each with BIR's sharing a central bathroom. Other features include ducted heating, evaporative cooling, undercover entertainment area, garden shed and side access via Pearce Court leading to a large north facing rear garden. A prized location merely moments away from Central Square shopping centre, public transport, local Schools, easy freeway access to the C.B.D and only a short drive away from Altona foreshore. Spacious family living at its very best!Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.