

**13 Barwon Avenue, Keilor, Vic 3036**

**Nelson Alexander**

**House For Sale**

Saturday, 13 April 2024

13 Barwon Avenue, Keilor, Vic 3036

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Connie Dragovic  
0393316200



Michael McCoy  
0393316200

## **Auction \$1,500,000 - \$1,650,000**

On one of the area's largest allotments (approx 861sqm), this contemporary home presents an aspirational lifestyle opportunity with its expansive single-level floorplan, impressive inclusions and fabulous living/entertaining zones both inside and out. Ready to simply unpack and enjoy, the home's free-flowing interior showcases four generous bedrooms (extra-large master) all with robes complemented by a stylish ensuite and main family bathroom - both with stone-top double vanities and floor-to-ceiling tiles. Dual living zones add to the appeal including a versatile rumpus/lounge and expansive open family/dining area adjoined by a stone-bench kitchen complete with large walk-in pantry, Kleenmaid cooking appliances (900mm) and Asko dishwasher. Other luxuries include ducted heating/refrigerated cooling, ducted vacuum, high ceilings, hardwood floors and double-glazed windows all-round, along with a large laundry and exceptional storage options throughout. Double sliding doors reveal an enormous backyard with paved entertaining area, additional alfresco deck, fully-tiled pool (solar heated, salt-chlorinated) and poolside powder room, plus an oversized remote-control double garage with drive-through option. Bus stop around the corner and moments from Calder Rise Neighbourhood Park, it's also close to Keilor Village cafes and shops, popular schools (Overnewton College, St Augustine's PS and Keilor PS), as well as easy access to the Calder Freeway.