

**138 Lemon Avenue, Mildura, Vic 3500**



**Sold House**

Tuesday, 15 August 2023

138 Lemon Avenue, Mildura, Vic 3500

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 475 m2**

**Type: House**

**\$365,000**

Fixed Date Sale Closing 7th Nov 6pm (unless sold prior) Principal & Chairmans Elite Sales Agent at Ray White Mildura  
Damian Portaro is proud to present for sale your next investment opportunity, ideal for developers or first home buyers, in a charming weatherboard cottage situated in the heart of Mildura. This delightful property boasts three well-sized bedrooms, a single bathroom, and a generous 475 square metre land size, offering an abundance of potential for its new owner. Upon entering the home, you will be greeted by a quaint front veranda, leading into a welcoming interior with high ceilings, providing a spacious and airy atmosphere throughout. The updated U-shape kitchen features sleek black benchtops and effortlessly flows into the combined dining room, perfect for enjoying family meals. The separate lounge room is adorned with panelling, adding character and warmth to the space. Comfort is guaranteed year-round with the inclusion of split system heating and cooling. The European laundry is conveniently tucked away, ensuring an efficient use of space. The rear yard offers ample room for children to play, while the alfresco area and paved path provide the perfect setting for outdoor entertaining. The three-bay shed with rear lane access adds a practical element to the property. Currently tenanted until October 2023, this delightful home presents a fantastic investment opportunity for the savvy buyer. Don't miss the chance to secure a piece of Mildura's charm and potential; enquire today!