

**17A Rosala Avenue, Altona North, Vic 3025**

J A S S T E P H E N S

**Sold Townhouse**

Wednesday, 10 April 2024

17A Rosala Avenue, Altona North, Vic 3025

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Alex Tsimiklis  
0393169000

\$775,000

• Beautifully presented, near-new townhouse within the sought-after 'Alfie' development • Open-plan kitchen/dining/living opening to a superb entertaining terrace • Master bedroom with huge walk-in robe, oversized ensuite, and direct access to the neat front garden • Two additional bedrooms with built-in robes, serviced by the second bathroom • European laundry • Split-system heating and cooling • Quality floor treatments throughout, including premium wool blend carpet and engineered timber floorboards • Double-glazed windows + solar panels • Secure double garage

Architecturally designed to offer the ultimate in style and comfort, this three-bedroom, two-bathroom townhouse nestled within the coveted 'Alfie' development presents an exceptional opportunity for home buyers and investors alike. Light-filled, beautifully finished interiors are perfectly complemented by easy alfresco entertaining, promising relaxed indoor/outdoor living in a hidden-gem lifestyle location. Positioned privately on the lower level is the superb master suite where a large bedroom boasts a huge walk-in robe, an oversized ensuite with a bath and instant access to the neat front garden. Two additional bedrooms await on the upper level, each offering the convenience of built-in robes and easy access to the second bathroom. Open-plan living promises plenty of room to move on the upper level, offering a light-filled indoor/outdoor hub ideal for relaxing and entertaining. The beautifully appointed kitchen boasts quality appliances and a large breakfast bar and is accentuated by stone benchtops and ocean-hued subway tiling, perfectly complemented by sleek white cabinetry and timber accents. The generous living/dining space spills effortlessly to a full-width alfresco entertaining terrace, where you can enjoy a meal with family and friends in the sunshine. Split-system heating and cooling ensures your constant comfort, the secure double garage offers enviable convenience, and a raft of luxury and environmentally conscious inclusions set this home apart, making it a must for the inspection list.

Why you'll love this location: Ideally positioned within the 'Alfie' development, this home offers a superb lifestyle and an instant sense of community just 1.3km\* from the CBD. With a central park and playground and regular resident-run events and celebrations, it's an ideal base for families seeking a welcoming, friendly neighbourhood. Walk to Altona Gate Shopping Centre for vibrant big-name shopping and a choice of supermarkets and stroll to Borracock Square for a choice of eateries and shops and the convenience of Woolworths. A four-minute\* drive away Millers Junction offers a wide range of major retailers, supermarkets and Readings Cinema, while the Misten Avenue shops offer local conveniences a three-minute\* stroll from home. Families will love the parks and reserves within a stroll of home, including the stunning GJ Hosken Reserve and the Kororoit Creek Trail, and will benefit from walking distance proximity to a choice of childcare providers, Bayside College P-12, Altona North Primary School and Emmanuel College. Easy bus access and proximity to Newport Village, Altona Lakes Golf Course, Newport Lakes and Altona Beach add extra lifestyle appeal, while nearby freeway access ensures an easy city commute.\*Approximate