

**18 Flemming Avenue, Maribyrnong, Vic 3032**

**House For Sale**

Wednesday, 17 April 2024



18 Flemming Avenue, Maribyrnong, Vic 3032

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Christian Lonzi  
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Ian Tran  
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**\$990,000 - \$1,089,000**

Blissfully quiet and faultlessly functional, this calm and considered prize provides a luxurious family domain with exceptional versatility and entertaining capabilities. Nestled among the leafy Waterford Green estate with acres of parkland and river trails just steps away, a practical plan promotes streamlined movement between spaces, with an expansive lower lounge complementing a stunning main area rich in northern sunlight. Substantial living and dining spaces are serviced by a stellar kitchen, with sleek stone benchtops joined by ample cabinetry and upmarket Emilia, Bosch, and Glem appliances. Mature trees ensuring welcomed privacy, a low-maintenance backyard features a first-rate entertaining area, with a long pergola offering shade over distinct lounge and outdoor dining settings. A considerable master with ensuite is accompanied by three generous, further bedrooms, together served by mirrored robes and an on-trend central bathroom with shower, bath, and separate WC. A refined and relaxing residence emphasising adaptability for growing families, other highlights include comprehensive heating/cooling, a lower powder room, full-size laundry, upper storeroom, alarm, backyard shed, double garage with vehicle through-access, and additional driveway space. With 57 trams ensuring quick Moonee Ponds and city access, it's zoned to acclaimed Avondale Primary, St Margaret's Primary, and Maribyrnong College, while metres from Highpoint's eclectic retail and culinary options.