

# 18 Muntz Avenue, Nathalia, Vic 3638



## House For Sale

Monday, 15 April 2024

18 Muntz Avenue, Nathalia, Vic 3638

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 969 m2**

**Type: House**



Simon Quarrell

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**\$395,000 - \$430,000**

Step into the charm of 18 Muntz Avenue, a delightful brick veneer home nestled in the tranquil town of Nathalia. Boasting a generous plot of 969 square metres, this residence is the quintessence of comfort, making it an idyllic retreat for first-time buyers or those seeking a peaceful retirement haven. The home itself features three well-proportioned bedrooms, each with built-in robes, ensuring ample storage and a restful space. The main living space is ideal for family time making lasting memories, plus a versatile study area or a cosy secondary lounge. The heart of the home is undoubtedly the timber-finished kitchen, equipped with an electric stove, dishwasher, and pantry, seamlessly flowing into the dining area with direct access to the undercover entertainment zone, complete with a bar – perfect for hosting gatherings with a view of the lush garden. A neatly maintained bathroom with a separate toilet caters to all your needs, while year-round comfort is guaranteed with two split systems, a wood fire heater, and evaporative cooling. Outside, the low maintenance gardens, alongside a carport and a lockable garage with an attached workshop, ideal for hobbyists or extra storage. This home's location is unrivalled, set by the banks of the Broken Creek, with walking tracks at your doorstep. Schools, healthcare, sporting facilities, and the town centre are all within close reach, and Shepparton is just a mere 30-minute drive away. Contact Simon to arrange a private viewing