

**19 Jolimont Avenue, Mulgrave, Vic 3170**

**House For Sale**

Wednesday, 20 March 2024



**19 Jolimont Avenue, Mulgrave, Vic 3170**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 666 m2**

**Type: House**



Caroline Yuwono  
0395622090



Audwin Wibrata  
0395622090

**AUCTION THIS SAT 2.30 PM - \$1,000,000-\$1,100,000**

When family proportions and a premium Haverbrack Estate position are combined, the appeal is certain to be exceptional – and that's precisely the description of this ideal address that's within easy walking distance of Mulgrave Primary School. Three large living areas, four bedrooms and three bathrooms confirm the family character of a design that's complemented by the huge convenience of four covered car spaces, including a secure double garage. The flexible formality of a generous lounge creates a welcoming first impression that's immediately enhanced by the welcoming mood of a bright central living area and spacious separate dimensions for dining and family enjoyment to the rear. A kitchen equipped with ample storage, a gas cook-top, efficient oven and a dish-washer is the centrepiece of downstairs spaces that deliver two of the bedrooms and two bathrooms, including a main bedroom with a walk-in robe and ensuite. An upstairs level provides the inviting additional accommodation, a third bathroom and the balcony that accompanies the fourth bedroom. The separate downstairs laundry adds to the user-friendliness of a family floor-plan where ducted heating and evaporative cooling ensure complete, constant comfort throughout. Immaculately presented, surrounded by low-maintenance gardens on an allotment of pleasing size, this outstanding address is a 'move in ready' family home featuring the extra assets of a substantial tandem carport and the double lock up garage. Proximity to Gladeswood Reserve, the Carwatha College campus, Waverley Gardens Shopping Centre and the Dandenong Creek Trail add to the attraction - with bus routes, EastLink and the Monash Freeway readily reached.