

# 1B Rogerson Street, Avondale Heights, Vic 3034

MOONEE VALLEY

## House For Sale

Friday, 31 May 2024

1B Rogerson Street, Avondale Heights, Vic 3034

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 295 m2

Type: House



DAVID GIGLIOTTI

0393375066

**\$900,000 - \$990,000**

Set in the heart of Avondale Heights and only 1 year old (approx), this luxurious three bedroom plus study, two bathroom single-storey residence combines state-of-the-art finishes with sophisticated design and low-maintenance upkeep all year round. Boasting a stunning street frontage with private driveway and off-street-parking, it's inside where you'll find an aesthetic blend between VJ Wall Panelling, Herringbone hardwood floors, Phoenix matte black tapware and Fully Tiled wet areas. Immediately introduced by the versatile study/home office tailored with inbuilt workstation, the deep hallway also leads to a light-filled open plan showcasing semi-vaulted ceiling with skylights. An opulent kitchen well-appointed in premium 900mm Smeg appliances including integrated dishwasher, waterfall island, impressive walk-in-pantry and abundant soft-close cabinetry progresses to the spacious meals/family domain with soaring ceilings, while the outdoor undercover entertainer's deck adjoins an easy upkeep garden. The beautifully tiled bathroom showcases a soaking tub and accompanies robed bedrooms (master with WIR and dual basin ensuite). There is a full-size internal laundry that offers direct access to the remote-controlled garage boasting glossy epoxy flooring. Add to this, zoned refrigerated cooling/heating, double glazing, ceiling fans, rainwater tank, intercom entry, alarm system and plantation shutters. Seconds to Doyle Street Reserve, Milleara Mall, St Martins school, Military Road shops & eateries, prestigious schools, CBD/airport-bound freeways, Highpoint and the serene Maribyrnong River Trail. DAVID GIGLIOTTI - 0411 824 854 Property Code: 3340