

**2/1 Graeme Avenue, Montmorency, Vic 3094**

**DARREN JONES**

**Unit For Sale**

Sunday, 12 May 2024

2/1 Graeme Avenue, Montmorency, Vic 3094

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Ashley Croall  
0394322544

**\$740,000 to \$790,000**

OFFERS CLOSE MONDAY MAY 27 AT 5:00PM UNLESS SOLD PRIOR Capturing the ease of a super convenient location, with low-maintenance living and alfresco appeal, this delightful home is equally suitable for a young family, re-sizers or investors. Three bedrooms sharing a spotless family bathroom complement a spacious lounge finished with glossy timber floors and a large family-meals. Overlooked by a solid timber kitchen fitted with quality appliances, it drifts out through sliding doors to extend the living to a rear yard, offering decked and paved entertainment spaces. A short stroll to Briar Hill Village and an easy walk to Were Street's restaurants, cafes, shops and station, it's just a few minutes from Greensborough Plaza and the station. This really is a must-see! ~ Ducted heating, ducted cooling. Air conditioning~ Glossy timber floors in the spacious living area~ Zoned to Briar Hill Primary and Montmorency Secondary~ Built-in robes in all bedrooms~ Remote double garage ~ Generous laundry~ Spacious, sunny, low-maintenance alfresco area