

**2/10 Orient Avenue, Mitcham, Vic 3132**



**Unit For Sale**

Friday, 29 March 2024

2/10 Orient Avenue, Mitcham, Vic 3132

**Bedrooms: 3**

**Bathrooms: 1**

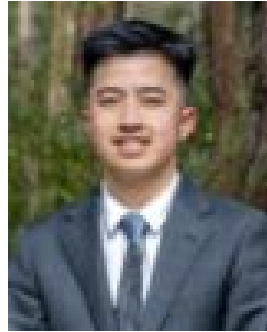
**Parkings: 2**

**Area: 218 m2**

**Type: Unit**



Hugh Francis  
0401265338



Christian Chan  
0415674714

## **AUCTION \$790,000 - \$869,000**

Nestled within a quiet boutique allotment of 4 units, this charming single-storey brick home combines the essence of suburban living with a touch of class. This delightful low-maintenance residence boasts three well-appointed bedrooms, offering comfort and privacy. The ultimate in convenience is on offer with bus stops, cafes, the local post office, and a pharmacy a short walk down the road on Mitcham Road, ensuring all your needs are within easy reach. The home welcomes you into the expansive lounge where instantly, you'll appreciate the sophistication on offer with tall & majestic curtains and a neutral palette throughout. Flow effortlessly to the horseshoe kitchen & dining area where relaxation and entertainment are interwoven seamlessly, offering the perfect setting for gathering with friends and family. Step outside to find a spacious courtyard with well-maintained gardens, an ideal setting for relaxation and outdoor entertainment, providing a perfect blend of indoor and outdoor living. Further features of this home include a double garage, separate laundry room, and split-system air conditioning, adding extra convenience for residents. Positioned in a sought-after location, this home is within close proximity to a range of educational institutions, including Rangeview Primary, Vermont Secondary College, and St John's School, making it an ideal choice for growing families. Additionally, Mitcham Train Station, Simpson Park, and Brentford Square Shopping Centre are just a short drive away, offering unparalleled access to an effortless lifestyle.