

2/44 Canning Street, Avondale Heights, Vic 3034



Townhouse For Sale

Friday, 17 November 2023

2/44 Canning Street, Avondale Heights, Vic 3034

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Adrian Prestileo
0435895170



Vito Trentadue
0434813100

\$620,000 - \$670,000

In a thriving Avondale Heights neighbourhood with the area's key attractions all close by, this modern townhouse (1 of only 3) delivers a ready-to-enjoy lifestyle of easy-living excellence. Filled with natural light, the home's feature-packed interior comprises three bedrooms (one downstairs) with built-in robes all complemented by two stylish bathrooms - one on each level. Enhancing its appeal is the versatile open-plan living/meals area adjoined by a well-appointed kitchen complete with stone benchtops, soft-close cabinetry, Fisher & Paykel cooking appliances and dishwasher. High square-set ceilings and solid hardwood floors add to the allure, along with a full-size laundry, split-system heating/cooling (x4), ducted vacuum, alarm and video intercom, as well as stone-top vanities and floor-to-ceiling tiles in both bathrooms. Step outside to discover a wide low-maintenance courtyard that gets plenty of morning sunshine, plus a remote-control garage with internal entry. Walking distance to Military Road buses, local shops and cafes, it's also close to popular schools and kinder/childcare facilities, Maribyrnong River trails and acres of parkland, as well as easy access to Highpoint Shopping Centre.