

2/63 Augusta Avenue, Campbellfield, Vic 3061

House For Sale

Tuesday, 30 April 2024



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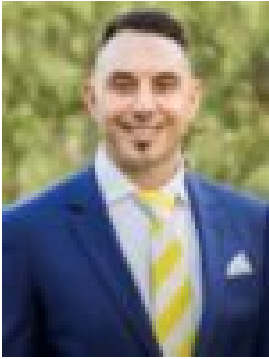
Bedrooms: 2

Bathrooms: 1

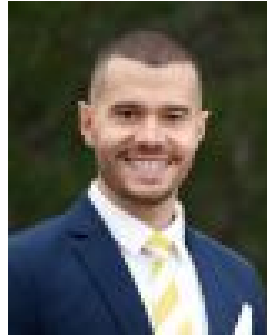
Parkings: 1

Area: 264 m2

Type: House



Dom Zampaglione
0414453365



Adem Karahan
0479164144

Auction | \$450k - \$480k

On a separately-titled block with its own street frontage (on Dunstan Parade), this semi-detached villa is ideal for first-time buyers and savvy investors alike thanks to its quality enhancements, private surrounds and super convenient location. Impeccably presented from start to finish, the home's ready-to-enjoy interior comprises two double bedrooms (main with BIRs) both serviced by a modern central bathroom and separate WC. Filled with natural light, the adaptable open living/meals area is further enhanced by an updated kitchen complete with tiled splashbacks and new gas cooker. New carpets and floor tiles add to the allure, along with ducted heating, motorised security shutters and a full-size internal laundry. Complementing the feature-packed interior is a fully-paved rear courtyard and substantial front yard with neat gardens and high fences all-round for exceptional privacy and security, plus a lock up garage and driveway via remote-control rollerdoor. Walking distance to Upfield Station, local buses, Barry Road shops and eateries, it's also close to schools and kinder/childcare facilities, as well as easy access to Campbellfield Plaza and the Ring Road. Land: Approx. 264m² Settlement: 30, 60 to 90 days Price Guide: \$450,000 - \$480,000 On Site Auction: Saturday 25th May at 10am Dom Zampaglione - 0414 453 365 dom.zampaglione@raywhite.com Adem Karahan - 0479 164 144 adem.karahan@raywhite.com