

**2/7 Graeme Avenue, Montmorency, Vic 3094**



**Sold Unit**

Sunday, 13 August 2023

2/7 Graeme Avenue, Montmorency, Vic 3094

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 155 m2**

**Type: Unit**



Indy Allan

0439108443

## Contact agent

Sale by SET DATE® Closing Tuesday 22 August 5:00pm. This single-owner residence in a superb lifestyle location within walking distance of Were Street, Montmorency Park, Sherbourne Road amenities, Montmorency Station, and Briar Hill Primary School offers desirable, low-maintenance living. Built in 2014 and boasting no body corporate fees, this is an impressive investment in an outstanding locale. The meticulous brick exterior with remote control entry single garage with in-house and rear yard access is set to immediately impress. From the covered entry, the interior opens in style to a bright and enticing living area and dining area with floorboards and expansive bifold doors to the deck and courtyard. The kitchen with quality Caesarstone benchtops, freestanding gas range, and stainless steel dishwasher is a warm and inviting space that could comfortably host large gatherings of family and friends. Generous bedrooms with built-in robes are also provided and paired with a stylish bathroom with quality fixtures. Finishing touches including gas ducted heating, ducted refrigerated cooling, and a space-saving European laundry add to the overall appeal. Whether you're new to the property market, determined to scale down in style, or set on securing a stellar investment, this impressive property promises to fit the bill. Plan your viewing today.