

# 2 Avon Road, Avonsleigh, Vic 3782



## House For Sale

Wednesday, 17 April 2024

2 Avon Road, Avonsleigh, Vic 3782

Bedrooms: 4

Bathrooms: 2

Parkings: 9

Area: 4528 m2

Type: House



Bethany Day  
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**\$1,300,000 - \$1,420,000**

This outstanding property with wrap around verandah is bursting with potential. Bring the whole family with the dual accommodation, perfect for the older parents or teenage children. Or consider the Bed & Breakfast (STCA) or income potential (STCA) from the second dwelling. This home is ideally positioned in the heart of Avonsleigh on a flat acre with manicured established gardens. Within a fully fenced block with electric gates, is this much loved home that has recently been painted externally, and cleverly updated internally in both the main home and second residence. The main home offers period charm with polished floor boards, dado paneling, brick fireplace, as well as an inset wood heater, 900mm gas stove, farm sink, and modern conveniences of ducted gas heating and split system air conditioning. There are three charming bedrooms in the main residence and 3 living areas or 2 living and a fourth bedroom option to enjoy. The master bedroom has a walk in wardrobe, ceiling fan, and ensuite with walk in shower and toilet, whilst the further two bedrooms are serviced by a family bathroom complete with a shower over the bath. Then access the second dwelling from the wrap around verandah to find a fully self-contained home. Step inside to discover an open plan kitchen and living space. The kitchen is equipped with stone benchtops, corner pantry, and stainless steel dishwasher. There is a master bedroom with a ceiling fan & built in wardrobe & direct access to the deck. There is a handy European laundry and then a bathroom with walk in shower and toilet. Externally there is plenty of storage and carparking, with a double carport, a shed, and then a double garage with a single carport. There is also a large fully lined American barn (7m\*11m) with remote roller door entry, insulated roof, mezzanine, concrete floor, power & lights. Added to all of these features is 1.6kW of solar and this property is walking distance to the local school & public bus stops, Avonsleigh General Store & Bam Bams restaurant. This property has it all so don't miss out - CALL TO ARRANGE A PRIVATE INSPECTION TODAY! Call Bethany Sullivan on 0438 844 968 or Aaron Day 0407 365 994. Please note: All property details shown are correct at time of publishing. Some properties may have been sold in the preceding 24 hours and we recommend that you confirm open for inspection times with the listing agent direct or the listing office.