

# 2 Clover Avenue, St Albans, Vic 3021

West Realty

## House For Sale

Wednesday, 20 March 2024

2 Clover Avenue, St Albans, Vic 3021

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 530 m2**

**Type: House**



David (Thanh) Lu  
0393611883



Steve Jusup  
0393611883

**\$720,000 - \$790,000**

**OUTSTANDING** Corner Site in the Sunshine Health, Wellbeing and Education Precinct Superbly positioned: \* 2 minutes walk (190m) from Sunshine Hospital and Sunshine Private Hospital \* 3 minutes walk (250m) from Ginifer Train Station \* 4 minutes walk (450m) from Holy Eucharist Catholic Primary School and Holy Eucharist Parish \* 5 minutes drive to countless shops, Coles, Woolworths, Aldi, Asian supermarkets, future Costco, Cairnlea shopping centre, restaurants, cafes, gyms, parklands and numerous amenities It is also in the school catchment zone for acclaimed St Albans Secondary College, which is the best performing public high school for Brimbank Council. Families will be challenged to find a better home in a more convenient location, walking distance from just about everything! With North facing front and prominent East facing sides, this home is beautifully appointed with an abundance of natural light from every angle. The engaging floorplan has been designed with families in mind, featuring a sun-drenched lounge, bright and inviting dine-in kitchen, and extra family/lounge area perfect for working from home. The generous master bedroom enjoys a sensational built-in robe with deluxe ensuite, accompanied by 3 more bedrooms, 2 extra central family bathroom including shower, separate bath and toilet, large functional laundry, rich polished hardwood floorboards plus 6 premium split system air-conditioner, which means always a warm winter and cool summer at home. Step outside and bask in the sunlight, with ample garden space in the backyard for relaxation and entertaining. The oversized remote-control double garage offers plenty of extra room for shelving and storage. It also carries the potential to be remodelled into dual residences perfect for multi-generation living. An ideal family home to live in now, or invest as a potential medical centre with gated side access containing multiple parking spaces, or a profitable unit development site (STCA) - the options are just endless. This is a rare offering not to be missed, so prompt inspection is advised. Plan your viewing today!