

# 2 Hillman Court, Avondale Heights, Vic 3034

MOONEE VALLEY

## House For Sale

Monday, 13 May 2024

2 Hillman Court, Avondale Heights, Vic 3034

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 885 m2

Type: House



DAVID GIGLIOTTI  
0393375066

**\$1,300,000 - \$1,400,000**

In a tightly-held cul-de-sac moments from historic Tea Gardens Reserve, this master built home on a vast block (approx 874sqm) presents a truly rare and exciting family lifestyle opportunity. Showcasing four bedrooms, three bathrooms, multiple living areas & dedicated study - it will impress the most discerning family with its grand floor plan, quality finishes & extensive improvements throughout. The ground floor presents formal living spaces, lounge and dining separated by a charming timber wet bar. Servicing the adjoining family domain is a stylish kitchen elevated with a full complement of appliances, liberal granite surfaces, walk in pantry and timber cabinetry with the relaxing rumpus room to the rear. Alfresco entertaining overlooks lush landscaped gardens, covered for year round use. Upstairs hosts four double bedrooms with generous BIRs and access to a relaxing all-weather terrace, the enormous master with huge WIR and brand new fully tiled ensuite. The study is easily repurposed as a fifth bedroom, central bathrooms on both levels ensuring functional flow. A driveway to double remote drive-through garage provides ample secure parking, whilst a long list of features boasts ducted heating/cooling/vacuum, alarm, cellar, excellent storage options, water tanks and laundry chute. Superbly positioned in a quiet court where children can play, schools close at hand, 3 minute walk to public transport, shopping precincts close by and the Maribyrnong River parkland & walking trails just around the corner. DAVID GIGLIOTTI - 0411 824 854 Property Code: 3323