

**2 Mollyan Avenue, Charlemont, Vic 3217**

**AVENUE FIVE**

**House For Sale**

Tuesday, 26 March 2024

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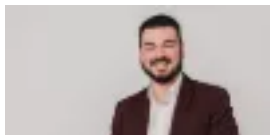
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 346 m2**

**Type: House**



Haxhi Abedin

0416227524

**\$610,000 - \$660,000**

Escape the ordinary and step into luxury living at 2 Mollyan Avenue, Charlemont. This stunning brand-new Mimosa-built home awaits you, offering a perfect blend of modern design and functionality. Situated on corner allotment of approximately 346m<sup>2</sup> of prime land, this spacious abode boasts all the features you've been searching for. Step inside and be greeted by the spaciousness of this 4-bedroom, 2-bathroom haven. The master bedroom is a sanctuary with its walk-in robe, ensuite featuring double vanity, stone benchtops, and an upgraded shower with niche, providing the ultimate retreat after a long day. Entertaining is effortless in the open-plan living area, complemented by high ceilings and abundant natural light. The upgraded kitchen is a chef's delight, featuring stone benchtops, 900mm stainless steel appliances, a dishwasher, built-in microwave, walk-in pantry, and upgraded tile splashback with overhead cabinetry and wine storage above the fridge space. Enjoy the convenience of modern living with ducted heating, evaporative cooling, an alarm system, and NBN readiness. The family bathroom is also upgraded with a stone benchtop, ensuring every corner of this home exudes luxury. Step outside to the alfresco area, complete with timber decking, perfect for hosting gatherings or simply enjoying a quiet morning coffee. With a double car garage and walk-in linen, storage will never be an issue. Nestled in the thriving suburb of Charlemont, you'll enjoy the best of coastal living with the pristine beaches of Barwon Heads and Torquay just a short drive away. Charlemont offers an array of local amenities including shopping centres, schools, parks, and public transport options, ensuring convenience is always at your doorstep. Don't miss this opportunity to secure your slice of paradise in Charlemont. Enquire now and make 2 Mollyan Avenue your forever home! Disclaimer: All information provided is in good faith. Avenue Five have received it from believed accurate 3rd party sources at time of receiving. Avenue Five will not be held liable for any loss resulting from your actions or decisions and advise you to make all necessary enquiry and research in regards to this passed on information.