

**20b Motherwell Avenue, Greenvale, Vic 3059**

**FRANK.**

**House For Sale**

Wednesday, 6 March 2024

20b Motherwell Avenue, Greenvale, Vic 3059

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 437 m2**

**Type: House**



Frank Squatrito

## **Auction \$729,000 - \$799,000**

"A Touch of Tuscany in Greenvale" - a phrase that perfectly encapsulates the essence of this exquisite home. Nestled in a sought-after area, this property offers a unique blend of classic elegance and modern comfort. This spacious home is set on a manicured 437m<sup>2</sup> approx. allotment, providing a stunning first impression. Upon entry, you're greeted by an open foyer that leads to the spacious formal lounge and dining area. The ground floor also features a convenient fourth bedroom and a powder room/bathroom, catering to guests or those who prefer to avoid stairs. The heart of the home is the kitchen, family, and meals area, which is light-filled and spacious. The kitchen boasts ample bench space, Tasmanian oak cabinetry, and plenty of storage. The meals area opens to an impressive veranda overlooking the large rear gardens, offering space for outdoor activities or even a pool. Upstairs, you'll find three more spacious bedrooms, all with built-in robes. The master bedroom features an ensuite and a balcony with stunning Greenvale vistas. A central bathroom with a shower, spa, and double vanities services the other bedrooms. Additional features of this home include a large family laundry, gas ducted heating, two refrigerated split AC units plus evaporative cooling, gas hot water, stainless steel appliances, remote-controlled garage, alarm system, updated FTTP NBN, spa bath, dishwasher, high ceilings, under stairs storage, garden shed, rainwater tanks, and more. Located in the highly regarded Motherwell Greenvale original precinct, this home is within walking distance to primary and secondary schools, the local shopping centre, medical centre, dentist, sporting facilities, and recreational centre. Don't miss the opportunity to make this atmospheric residence your family's new home. With its unique blend of Old-World charm and modern luxury, this home offers a lifestyle like no other. Experience the magic of Tuscany right here in Greenvale. Contact Frank for a personal tour and inspection. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.