

**22 Montana Avenue, Mulgrave, Vic 3170**



**House For Sale**

Tuesday, 16 January 2024

22 Montana Avenue, Mulgrave, Vic 3170

**Bedrooms: 5**

**Bathrooms: 2**

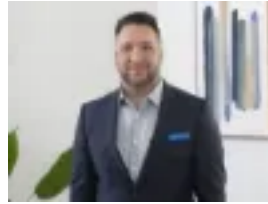
**Parkings: 1**

**Area: 703 m2**

**Type: House**



Reuben Nadarajah  
0398723995



Dan Deltondo  
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## **AUCTION THIS SAT | 12:30PM**

Occupying a rectangular-shaped 703sqm (approx.) allotment, in a sought-after family pocket of Mulgrave, we present this charming dual-living property with fabulous investment, renovation and rebuild possibilities (STCA). Well-accommodating, the two residences have the ability to generate dual rental incomes or comfortably house multi-generational families. The residences could also be done up or knocked down to make way for something more suited to your needs and lifestyle preferences (STCA). The primary home has a spacious living room, kitchen with generous storage, a meals area, four robed bedrooms, one bathroom, a laundry, ducted heating and evaporative cooling. The private rear unit has a living/dining area with an incorporated kitchenette, one robed bedroom, one bathroom and a split system heater/air conditioner. The two residences are complemented by a large backyard with a barbeque area and a tandem double carport. Presenting a plethora of incredible options in a convenient location, this property is close to bus services, superb shopping and infrastructure such as the newly built M City, Springvale Homemaker Centre, Springvale Central, Waverley Gardens and the Glen Shopping Centre. It is also close to several schools, Monash University, the Monash Freeway and EastLink.