

23-25 Aviemore Avenue, Park Orchards, Vic 3114



House For Sale

Wednesday, 14 February 2024

23-25 Aviemore Avenue, Park Orchards, Vic 3114

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 2713 m2

Type: House



Peter Moulden



Cheryl Moulden
0425815328

\$1.6m - \$1.76m

This fabulous property has been lovingly tended & meticulously maintained by the current owners for over 40 years during which time their family have all enjoyed the Park Orchards lifestyle. Upon entering, a cozy formal lounge and dining room complete with a wood fireplace for those chilly Melbourne days welcomes you and offers seamless access to the updated, light filled kitchen boasting spotted gum floors, new appliances & ample pantry storage. Connected to the kitchen is a family room offering panoramic views from an elevated balcony. The home comprises three bedrooms including the master with updated ensuite & generous robe as well as a versatile home office/4th bedroom with built in robes plus a central family bathroom and separate toilet. The lower level invites entertainment with a spacious rumpus room featuring a red gum wet bar sourced from the Grampians, accompanied by a brick-lined cellar offering ample wine storage. Outside, the landscaped grounds provide a serene setting for relaxation and gatherings, boasting a gazebo, pizza oven and firepit. A flat lawn area provides a perfect space for kids to play, complete with a huge veggie garden and many varieties of fruit trees. Welcome extras include split system heating/cooling, modern gas wall heaters, ceiling fans, security alarm, large laundry, 4 water tanks, auto front garden lighting, wood/utility sheds, an outdoor toilet, also the bonus of dual crossovers offering single and double lockup garages plus a large carport to house a caravan or boat. Situated on a flat 2714m² (approx.) of land in a coveted location walking distance to the Park Orchards Shops, 2 primary schools, kindergarten, bus stop and multiple sporting facilities with Domeney Reserve, the 100 Acres and the Mullum Mullum Trail all nearby. Enjoy easy access to North Ringwood Shops, Eastland, The Pines Shopping Centre, Tunstall Square, Eastlink and the Eastern Freeway with a choice of quality schools on offer including Whitefriars, Yarra Valley Grammar, Donvale Christian College and Luther College to name just a few.