

**23 Azalea Avenue, Mill Park, Vic 3082**

LOVE & CO

**House For Sale**

Wednesday, 12 June 2024

23 Azalea Avenue, Mill Park, Vic 3082

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 721 m2**

**Type: House**



Ilija Menkinoski  
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## AUCTION Saturday 29th June @ 1.30pm

Love where you live and you will certainly love the very desirable lifestyle that awaits with this impressive BV family home, superbly located in the highly sought Blossom Park Estate. Walking distance to Plenty Rd 86 tram, an excellent choice of schools including Plenty Parklands Primary School, RMIT University, recreational parklands, spoilt for choice shopping options including Uni Hill Town Centre, The Stables, Westfield Shopping Precinct and easy access to the M80 Ring Road Network for that extra commuting convenience to the CBD or out to Melbourne Airport. Set amidst lush, tropical inspired gardens on huge land size approx 721m<sup>2</sup>, this aesthetically appealing home showcases a contemporary design and presents a wonderful balance of style and relaxed sophistication enhanced by bright and light filled interiors with a warm ambience that flows throughout, a place that immediately feels like home. As you step inside, you are greeted with a sunken formal lounge room with feature cathedral ceilings and airy, angle cut windows which leads into the stylish, centrally positioned open plan Tasmanian Oak timber kitchen, complete with premium appliances 900mm gas cooktop/ wall oven, dishwasher and breakfast bench. The dining/ meals/ living area are zoned to the rear of the home, where you can relax whilst looking out onto the expansive, all seasons decked alfresco, an entertainer's haven that seamlessly merges an indoor/outdoor lifestyle all year round. There are 3 generous sized bedrooms with built in robes, master with walk in robe and full ensuite, main family bathroom complete with bathtub and well appointed laundry. The large and secure manicured backyard provides the perfect place for summer bbqs with family and friends with plenty of room for keen gardeners and the kids to have their own recreational space to run around in the great outdoors. Additional features and high lights include • Designated study nook/ open study area • A mix of tile and lovely timber flooring • Ducted heating, evaporative cooling, split system climate control • Alarm system • Quality light fixtures and window furnishings • Beautiful timber decked entertaining area with spa bath • Oversized remote control, lock up garage, ideal for car enthusiasts, tradesmen utes, man cave or perhaps work from home set up. • Long driveway with secure automatic gates and ample tandem vehicle accommodation •