

**24 Alma Avenue, Altona Meadows, Vic 3028**

mancini

**Sold House**

Friday, 23 February 2024

24 Alma Avenue, Altona Meadows, Vic 3028

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 530 m2**

**Type: House**



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**\$685,000**

Perfectly located with a wide street frontage of 13.4 meters (approx) and nestled in a popular and sought after Altona Meadows pocket. This immaculate and spacious home has further scope to add your own cosmetic touches to suit your personal taste. Perched on a large 533m<sup>2</sup> allotment and boasts wide driveway access with further future development potential at rear (STCA). It is indeed the perfect buying opportunity and easy on the budget. Comprising:

- Large welcoming tiled entry
- 3 well proportioned bedrooms with BIR's, master suite providing a sizeable 3.5 x 3.6 meters of area.
- Open plan sun filled kitchen with breakfast bench and adjoining dining.
- Separate extensive living area plus additional study/home office/formal dining
- Central bright and airy bathroom
- Ample outdoor entertaining garden area
- Substantial low maintenance front and rear yards
- Large carport

Features:- Central ducted gas heating, separate gas wall furnace, air conditioner, light fittings, window furnishings and garden shed. Ideally positioned only steps from Alma Avenue shopping precinct, cafe, supermarket and close to sports facilities, Central Square Shopping Centre, schools, public transport, expansive parklands. Not to mention, only 4 minutes drive to Altona beach, golf course and within easy access to the CBD! Certainly a property not to be missed!