

**25 Mill Avenue, Forest Hill, Vic 3131**



**House For Sale**

Thursday, 8 February 2024

25 Mill Avenue, Forest Hill, Vic 3131

**Bedrooms: 4**

**Bathrooms: 2**

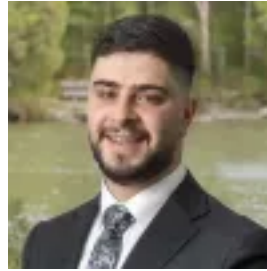
**Parkings: 4**

**Area: 598 m2**

**Type: House**



Hugh Francis  
0401265338



Michael Ganavas  
0388450888

## **AUCTION \$1,250,000 - \$1,350,000**

Welcome to this captivating single-story residence that masterfully blends the timeless appeal of brick with the inviting warmth of timber flooring. Situated in the tranquil surroundings of Forest Hill, this meticulously designed home offers an unparalleled living experience. Upon entering, you're greeted by an abundance of natural light streaming through north-facing windows, illuminating the rich timber floors that sprawl throughout the home. The kitchen, a true centrepiece of this residence, is enhanced by a skylight that bathes the space in sunlight, complemented by stone benchtops, a butler's pantry, and a walk-in pantry for unparalleled convenience. Culinary enthusiasts will revel in the kitchen's amenities, including a Technika gas stove, a De'Longhi double oven, and a Bosch dishwasher, all complemented by a practical breakfast bar for casual dining. This home boasts four generously sized, light-filled bedrooms, each featuring timber flooring and built-in robes. The main bedroom is a sanctuary, complete with an ensuite, offering a secluded retreat. The pristine white walls throughout the home amplify the brightness, creating an atmosphere of openness and serenity. The commitment to comfort is evident, with split system air conditioning in the dining area and ceiling ducted heating throughout the home, ensuring a comfortable ambiance in all seasons. Additionally, the property includes a carport, a spacious laundry room, and a large shed with 3 phase power for extra storage needs. The outdoor space is thoughtfully landscaped, featuring a patio and grassed area in the backyard, perfect for gardening enthusiasts or as a playful retreat for family activities. Nestled in a prime location, 25 Mill Avenue is just moments away from Forest Hill Chase Shopping Centre, Brentford Square Shopping Centre, Forest Hill Reserve, Heathcote Drive Reserve, and St Timothy's Primary School, ensuring every convenience is within reach. This Forest Hill gem is not merely a house; it's a lifestyle offering that promises a blend of comfort, style, and functionality. Make this your forever home and experience the finest living, surrounded by all the amenities you need.