

**3/106 Bowes Avenue, Airport West, Vic 3042**

**Townhouse For Sale**

Tuesday, 19 March 2024



3/106 Bowes Avenue, Airport West, Vic 3042

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Type: Townhouse**



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**\$765k- \$805k**

Introducing 3/106 Bowes Avenue, Airport West - an exquisite addition to the real estate landscape. Nestled within a brand-new boutique development, this gem boasts exclusivity with only three on the block, ensuring privacy and security, especially with its rear positioning. Step inside this contemporary abode to discover a haven of comfort and convenience. Featuring three bedrooms, each with its own ensuite, and thoughtfully designed space for a study area, it's an ideal choice for young families or first-time buyers seeking a modern sanctuary. Investors will also find promise in its appeal, offering great returns in a sought-after location. This home is a testament to modern living, with all the craved features one desires, while embracing a low-maintenance lifestyle. Situated conveniently close to St Christopher's Primary School & St Columba's College, as well as the tram stop just 10 minutes away, every aspect of urban convenience is within reach. Don't miss the opportunity to make this your perfect home sweet home. Make your move today - Contact C+M Residential.

'Helping You Find Home'  
**THE UNDENIABLE:** • Brick Townhouse • Built-in 2024 approx. • Building size of 16sq approx. • Foundation: Concrete slab  
**THE FINER DETAILS:** • Kitchen with S/S appliances including a dishwasher, 2-tone cabinetry, stone benchtops, breakfast bench with track pendant lighting, ample cupboard space, undermount kitchen sink, finished with engineered flooring • Sizeable open-plan meals & living zone with engineered flooring • Study nook area at 1st level with carpeted flooring • 3-Bedrooms with robes & carpeted flooring, ensuite to each • 3-Bathrooms with shower, bathtub to master, single vanity, combined toilet & tiled flooring • Powder room with single vanity • Laundry with single trough • Split system heating & cooling in all main areas including bedrooms • Additional features include a security alarm system, high ceilings, LED lighting, black tapware & fittings, roller blinds & curtains, frosted glass, skylight, plus more • Landscaped gardens with a courtyard, trees, garden beds, lawns & water tank • Single remote garage with internal access plus rear roller door • Potential Rental: \$650 - \$700 p/w approx.  
**THE AREA:** • Close to schools including St Columba's College, St Bernard's Catholic Boys College, Penleigh & Essendon Grammar, Ave Maria College, St. Christophers Primary School, kinder gardens, childcare & Essendon Fields DFO & Keilor Road shopping precinct • Near Essendon, Glenbervie & Strathmore train station. Steele Creek Trail • Located only 12km's from CBD with Calder, Ring Road, & airport access plus Milleara Rd • Zoned Under City of Moonee Valley - General Residential Zone  
**THE CLINCHER:** • Brand new Townhouse with 3-bed + 3-bath - ensuite for each! • Boutique living with only 3 on the block close to schools, shops & tram stop  
**THE TERMS:** • Deposit of 10% • Settlement of 90 days  
Secure your INSPECTION Today by using our booking calendar via the REQUEST INSPECTION button...  
\*All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property.  
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