

3 Downland Square, Avondale Heights, Vic 3034



Sold House

Tuesday, 3 October 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 905 m2

Type: House



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Enjoying a quiet, elevated aspect at the high end of a court on a huge block (902 sqm approx.) with a north-facing backyard (featuring established native bushland gardens), this colonial-inspired solid brick classic is in a class of its own. Meticulously designed and crafted using top-quality materials by the current owners around 30 years ago, this charming home is located just 10km from the CBD. With Maribyrnong River trails, Tea Gardens picnic areas, St Martin de Porres Primary, St Bernard's College, PEGS, Milleara Mall, Highpoint and major freeways nearby.??Spacious floor plan (350 sqm approx.) includes timber-panelled study ??Formal lounge with bay-window, ideal for entertaining and relaxation??Huge living room with open fireplace/super-efficient Heatmaster insert??Solid blackwood timber kitchen enhanced by stainless steel appliances??A large dining area is perfect for enjoying family dinners and celebrations??Step outside to a central private courtyard leading to fully decked gazebo??Generous bedrooms, most with built-ins, ensuite master with walk-in-robe??Family-size spa bathroom with dual basin vanity, large laundry and storage??Complemented by high ceilings (2.7m), quality Stegbar windows, solid kiln-dried Tasmanian Oak and Canadian Oregon feature timberwork throughout.??Integrated oversized double garage has 3.1m ceilings, separate workshop??With ultra-secure Hormann automatic doors; perfect for tradies and car-lovers??Unique combination of double brick construction on a suspended mass concrete slab, plus strategically located gas space heating, re-circulating log fireplace and reverse-cycle air conditioning ensures year-round thermal comfort