

**30 Nolan Avenue, Brooklyn, Vic 3012**

**NICHOLAS  
SCOTT**

**House For Sale**

Wednesday, 14 February 2024

30 Nolan Avenue, Brooklyn, Vic 3012

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Erden Karakurt  
0407931442

**\$795,000 - \$870,000**

Discover the perfect blend of rustic warmth and modern charm in this spacious 3-bedroom family home, nestled on a generous 710sqm block in the heart of Brooklyn, with every convenience right at your doorstep. From its charming street presence, complete with a lush front yard and an extended paved driveway leading to a secure garage, this property is a haven for families seeking a secure and comfortable future. Two of the three bedrooms are carpeted and feature built-in robes, with the master suite boasting a split-system air conditioner. The third bedroom can be easily transformed into a home office or a kids' playroom, adapting to your family's needs. The centerpiece of this home is the expansive, high-end chef's kitchen, sure to make every culinary enthusiast swoon. It's equipped with an electric oven, a 5-burner gas hob, twin stainless steel sinks, ample countertop space, and a beautiful serving window. The open-plan family dining and living room, graced with polished floorboards and a large split-system air conditioner, provides an ideal setting for family gatherings and stylish entertaining. Extend the festivities outdoors to the expansive paved alfresco area, perfect for hosting outdoor soirées, and a delightful grassy yard that's perfect for sports and active pets. Additional features include a central bathroom, a second toilet, a spacious laundry with a shower-over-bath and an additional basin, ample storage space, and a cozy gas heater in the lounge room to keep you warm during chilly Melbourne winters. With its excellent location, you'll be just a short walk away from Altona Gate Shopping Centre, the Federation Trail, Brooklyn Reserve, and local schools. Plus, you'll enjoy easy freeway access to the CBD. Don't miss out on this fantastic family residence.