

31 Hartney Ave, Mickleham, Vic 3064



House For Sale

Monday, 15 January 2024

31 Hartney Ave, Mickleham, Vic 3064

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 539 m2

Type: House



Carla Primiano



Manu Kumar
0435456004

Private Sale - \$680,000 - \$748,000

Nestled in the heart of the highly sought-after locale of Mickleham, 31 Hartney Avenue beckons those in search of the perfect blend of comfort, convenience, and contemporary living. This immaculate residence offers a harmonious synthesis of design and functionality, with a thoughtfully crafted floor plan that effortlessly caters to the demands of modern lifestyles. Step inside this inviting haven, where the seamless flow of the three-bedroom, two-bathroom plus large study, extra living area or 4th bedroom conversion if you prefer. Extending a warm welcome this home certainly ticks all the boxes. Two car spaces within the conveniently located garage, complete with rear access, enhance the practicality of everyday living. As you explore the home, the flowing floor plan unveils a culinary haven, featuring stone bench tops that effortlessly combine elegance and durability. The kitchen is not just a space for meal preparation; it's a central hub for gathering and creating memories. The generous layout invites both intimate family dinners and lively gatherings, making it a true focal point of the home. With huge bi-fold doors directly adjacent to the meal preparation area large gatherings can flow outside and create a brilliant space for year round entertaining. The expansive living area is bathed in natural light, courtesy of the strategically placed and grand bifold doors that lead to an outdoor oasis and large alfresco area for all-weather entertainment. The doors create a seamless transition between indoor and outdoor living, allowing you to bask in the serenity of your private haven. The large rear yard becomes an entertainer's paradise, offering an ideal setting for hosting gatherings, barbecues, and creating lasting memories with friends and family. Add to this very convenient side access via roller door and you're set! Beyond the boundaries of the property, the location itself is a key highlight. Situated in close proximity to local shops and reputable schools, 31 Hartney Avenue ensures that daily essentials are within easy reach. The convenience of swift freeway access further enhances the appeal, providing residents with the freedom to explore neighboring communities and the vibrant offerings of the city. This property not only epitomizes contemporary living but also presents an opportunity to immerse yourself in the charm of Mickleham. Whether you're drawn to the tranquility of the large 539m² block, the stylish interiors, or the convenience of the location, 31 Hartney Avenue offers a lifestyle that seamlessly combines comfort, sophistication, and practicality. Don't miss the chance to make this residence your own a place where the art of living is truly perfected. Contact Carla 0407183331 or Manu 0435456004 for more information and to book your private inspection.<https://www.consumer.vic.gov.au/housing/buying-and-selling-property/checklists/due-diligence> This document is prepared to assist solely in the marketing of this property. While all care is taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their enquiries to verify the information. Property Code: 173