

**31 Herbert Street, Avondale Heights, Vic 3034**



**House For Sale**

Saturday, 24 February 2024

31 Herbert Street, Avondale Heights, Vic 3034

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 604 m2**

**Type: House**



Paul Filippone  
0400155110



Jordan Mahch  
0404662234

**\$980,000 - \$1,070,000**

An amazing home that has been meticulously maintained gives the lucky buyer the ability to move in and enjoy. Nestled on some 604sqm it showcases an exquisite blend of modern day features throughout its homely interior consisting of 3 bedrooms with robes serviced by 2 bathrooms. Hardwood floorboards define the generous dimensions and greet you off the entry hall preceding to the hardwood kitchen, dining and sun soaked living. Ducted heating, air conditioning, roller shutters, high ceilings, dishwasher, spa bath, terracotta roof tiles and ample storage are extra features complementing the home whilst the rear veranda overlooks the tranquil green yard ideal for all year round entertainment. Garden shed tucks away the garden tools yet leaving plenty of yard space for endless possibilities whilst the double brick garage accommodates the cars and extra workshop space with a third W.C. Enabling walking distance to schools, bus stop and shops. It truly is one of Avondale Heights' prized addresses. Experience the difference by inspecting. Call today! Online Auction Link: <https://x5u9a.app.goo.gl/8DuT9>