

**31 Maddingley Road, Attwood, Vic 3049**



**Sold House**

Saturday, 24 February 2024

31 Maddingley Road, Attwood, Vic 3049

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 652 m2**

**Type: House**



Phillip Mercieca

0402419827

**\$945,000**

Sitting in a lovely quiet Cambridge Gardens street, within metres to the beautiful Moonee Ponds Creek Trail with walkways & acres of parkland, this immaculate single storey residence offers the lucky purchaser a fantastic opportunity to secure a piece of Real Estate in one of Attwoods most desired Estates, all within a very affordable price range. The bright and open floorplan consists of formal entry, open-plan living & dining, stone kitchen with stainless steel appliances, and a family / lounge with a gas fireplace. On offer are three large bedrooms with BIRs, including the large master suite with WIR and full ensuite, and bright central bathroom. Features ducted heating, evaporative cooling, covered Alfresco area perfect for entertaining, flat / low maintenance rear yard, double remote garage with internal access plus a rear access roller door - with handy drive through access. Within walking distance to luscious parkland and playground perfect for families, local schools, Westmeadows Village shops and public transport, this complete family home ticks all the boxes, and is very well priced... be quick! Land: Approx. 652m<sup>2</sup> Settlement: 60 to 90 days Auction: Saturday 16th March at 1pm Phillip Mercieca - 0402 419 827 [phillip.mercieca@raywhite.com](mailto:phillip.mercieca@raywhite.com)