

**34 Mossgiel Avenue, Greenvale, Vic 3059**



**House For Sale**

Saturday, 10 February 2024

34 Mossgiel Avenue, Greenvale, Vic 3059

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 933 m2**

**Type: House**



Phillip Mercieca  
0402419827

## **Auction | \$1,150k - \$1,250k**

In the exclusive heart of Old Greenvale, this remarkable ranch-style residence is set to impress with its free-flowing design, long list of features and terrific living/entertaining spaces both inside and out. Surrounded by beautiful landscaped gardens on 933sqm of land (approx) on the Mossgiel & Normanby Drive corner, the home itself showcases a large master bedroom with WIR and luxurious fully-tiled ensuite, as well as 3 additional bedrooms and main central bathroom. Further highlighting this lovely family home is the inclusion of a formal lounge, versatile home office/media room and open-plan living/dining area complemented by a well-appointed kitchen with island breakfast bar, ample storage and dishwasher. Filled with natural light, this impeccable home also includes zoned ducted heating/refrigerated cooling, two open fireplaces, ducted vacuum, alarm and CCTV, as well as high ceilings with decorative cornices and a family-sized laundry. Double doors reveal a large paved alfresco-style entertaining area and private backyard with lush lawn and workshop/shed (4m x 8m), plus double garage with internal entry, attic storage above via retractable ladder and plenty of additional off-street parking via the second crossover. Offering local amenities within walking distance along with the open spaces of Normanby Drive Reserve, it's also close to a range of schools, popular kinder/childcare facilities and Greenvale Shopping Centre, as well as easy access to the Tullamarine Freeway and Melbourne Airport. A beautiful family home in a highly sought after Greenvale location! Land: Approx. 933m<sup>2</sup> Settlement: 60, 90 to 120 days Price Guide: \$1,150,000 - \$1,250,000 On Site Auction: Saturday 2nd March at 1pm Phillip Mercieca - 0402 419 827 phillip.mercieca@raywhite.com