

**35 Yertchuk Avenue, Ashwood, Vic 3147**

**FitchPartners**

**House For Sale**

Friday, 19 April 2024

35 Yertchuk Avenue, Ashwood, Vic 3147

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 727 m2**

**Type: House**



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## Contact Agent

Architect designed at the time, on a deep residential allotment of 727sqm approximately, this immaculate brick home's generous quality-built proportions provide an exciting entry into this prized family precinct sought after for its peaceful tree lined streets, excellent schools, acres of parkland and easy central access to popular shopping and dining. Tucked behind a broad 16.8m frontage, families can move straight in and enjoy this fabulous family position, then when ready, explore a range of renovation or brand-new home possibilities (STCA) in the future. Key Features:

- Contemporary four-bedroom brick home with wide frontage of 16.8m on 727sqm land (approximately)
- Ideal entry into prized family precinct near excellent schools
- Move straight in and enjoy with options available for the future
- Multiple light filled living rooms, two alfresco entertaining decks
- Functional open plan stone kitchen with adjoining family dining
- Two bedrooms include the main with extensive BIRs/shower ensuite
- Two rear bedrooms with excellent BIRs plus studio/workshop
- High ceilings and abundant northern light, family friendly garden
- Short walk to local cafes, popular Park Hill Primary, Ashwood High
- Walk to parkland and walking trails, minutes to Ashburton shopping
- Easy access to PLC, Deakin University, Chadstone SC, Monash Freeway

Offered for only the second time since its construction, an impeccably cared for layout features high ceilings and beautifully broad north facing windows in a series of spacious living and dining areas that step out to two separate entertaining decks and the sunny, family friendly garden. A foyer entry opens to a large light filled living room that, together with a fully equipped open plan kitchen and family dining areas, unfolds to a broad alfresco deck ideal for easy entertaining. A second living domain provides additional family flexibility, whilst two inviting bedrooms include the main with extensive BIRs and shower ensuite, two additional bedrooms in their own separate wing and a studio/workshop. Includes central bathroom, laundry and second alfresco deck overlooking the sunny rear garden, ducted heating, three split systems A/C, double glazed living areas, double carport and additional parking. Surrounded by sought after family homes, walk to Parkhill Primary and increasingly sought after Ashwood High School, local cafes, Gardiners Creek parkland and walk/cycling trails and High Street buses with minutes to leading private schools such as PLC and Mount Scopus, Ashburton Village shops and cafes, Chadstone Shopping Centre, Deakin University, Holmesglen TAFE College, and the Monash Freeway.