

**355 Eleventh Street, Mildura, Vic 3500**

**AREA SPECIALIST**

**Sold House**

Tuesday, 2 April 2024

355 Eleventh Street, Mildura, Vic 3500

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 836 m2**

**Type: House**



Luke Walker

0487382193

**\$461,000**

Its Addressed: Discover the perfect blend of affordability and comfort at 355 Eleventh Street, Mildura. This inviting property, ideal for first-time homebuyers or astute investors, offers a practical and cozy lifestyle without breaking the bank. Nestled in a friendly neighborhood, this 3-bedroom home is complemented by a versatile study nook, set at the rear of a welcoming open-plan living area. Fresh paint and updated flooring create a neat, pleasant ambiance, ready for you to infuse your personal style. The home sits on a substantial 836m<sup>2</sup> block (approx.), conveniently close to essential local facilities. Just minutes away are the Mildura Base Public and Private Hospital, Mildura Golf Course, delicious treats at Cowards Cakes, refreshments at Thirsty Camel, and the esteemed St. Joseph's College. Parking is a breeze with a unique horseshoe driveway, undercover parking, and a sizeable powered shed. The addition of genuine side access adds practicality to this well-thought-out space. Environmental and budget-conscious buyers will appreciate the 6.6kw solar system (approx.), ensuring energy efficiency and lower utility costs. Seasonal comfort is guaranteed with split systems in the living area and bedrooms. Outdoor living is equally delightful with a great decked area for entertaining and easy-to-maintain yards, ideal for relaxing weekends or hosting friends and family. Key Features: 3 bedrooms with BIR's, 1 bath, and a functional study nook. Walk in linen and storage space. Open-plan living with neat, updated interiors. Generous 836m<sup>2</sup> block (approx.), near hospitals, schools, and amenities. Excellent parking with a large powered shed and side access. Energy-saving 6.6kw solar system (approx.). Fast cable internet connection. Efficient split system heating and cooling. Decked entertaining area with low-maintenance yards. This well-priced, neat property at 355 Eleventh Street is waiting for its new owner. Could it be you? Contact us to explore this home's potential and take the first step towards smart homeownership or a wise investment. For more Real Estate in Mildura contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.