

**36A Dublin Avenue, Strathmore, Vic 3041**

**Nelson Alexander**

**Townhouse For Sale**

Friday, 3 November 2023

36A Dublin Avenue, Strathmore, Vic 3041

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Natasha Flinders  
0393791313



Patrick Tilli  
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## **Auction \$850,000 - \$930,000**

Impressive from the outset, this double-storey townhouse delivers a lifestyle of easy-living excellence with its own street frontage, adaptable design and first-class features - perfect for professionals, young families and downsizers alike. Nothing to do but move in and enjoy, the home's light-filled interior showcases a downstairs master bedroom with WIR and stylish ensuite, along with two additional bedrooms (BIRs), main central bathroom and two separate powder rooms - one on each level. Add to this an open-plan living/meals area with built-in entertainment cabinetry adjoined by a well-appointed kitchen complete with stainless-steel cooking appliances and dishwasher. Other stand-outs include split-system heating/cooling (x4), high square-set ceilings and stylish plantation shutters, as well as an upstairs study alcove and stone benchtops throughout (incl. the European laundry). Bi-folds reveal a north-facing courtyard with entertaining deck, established perimeter gardens and high fences for privacy, plus a balcony with glimpses of the city skyline, delightful front garden and remote-control garage. A prized location within the Strathmore Secondary College zone, it's also close to popular primary schools, public transport options and the open spaces of Woodlands Park, as well as easy access to village cafes, DFO and Citylink.