

**37A Baldwin Avenue, Montmorency, Vic 3094**



**Sold House**

Friday, 11 August 2023

37A Baldwin Avenue, Montmorency, Vic 3094

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 839 m2**

**Type: House**

**\$1,116,500**

SOLD by Jellis Craig. Combining generous accommodation options, a choice of indoor and outdoor living spaces, and an unparalleled family location, this one-owner home delivers exceptional family value on an invaluable and spacious 839m<sup>2</sup> allotment (approx). Family-friendly proportions not immediately apparent from the neat, manicured streetscape enhance the easy living offered by a sought-after location. A short walk to the bus and Briar Hill Village, not much further to the station, and the shopping, dining, latte and entertainment options along Montmorency's vibrant Were Street, it's within just a few minutes of the heart of Greensborough. Providing zoned living and entertainment options, the large lounge dining, set under soaring timber-lined cathedral ceilings and anchored by an open fireplace, partners perfectly with the open-plan family-meals. Finished with the eternal good looks of hard-wearing bamboo flooring, it shares the space with a striking kitchen. Gloss finishes, stone bench tops, soft close cabinetry and a full suite of Bosch appliances, including a combi-steamer, create a haven for the chef. Sliding doors take you to a decked entertainment area overlooking the expansive private rear yard. Gated, fenced and offering plenty of lawn for the children and their pets to enjoy, it introduces further alfresco options of BBQ in paved surrounds. The main bedroom enjoying the convenience of an ensuite, the remaining three bedrooms share the family bathroom, while extras including a double carport, ducted refrigerated climate control, LED lighting, alarm, and built-in robes to all bedrooms ensure easy living appeal!