

# 381 Walnut Avenue, Mildura, Vic 3500

**ONE**AGENCY  
MILDURA

## House For Sale

Friday, 31 May 2024

381 Walnut Avenue, Mildura, Vic 3500

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 301 m2**

**Type: House**



Bec Marciano  
0350212235

**\$425,000 - \$465,000**

Attention investors, first home buyers, and downsizers! Discover this contemporary townhouse offering effortless living and convenience. Just over seven years old, this stylish home is perfectly positioned within walking distance of Mildura Senior College, Chaffey College and Mildura Central, making it an ideal choice for a variety of lifestyles. This property features three spacious bedrooms, including a master with a walk-in robe and two modern bathrooms, ensuring comfort and privacy. The kitchen is well appointed with the benefits of gas cooking. Reverse-cycle heating and cooling guarantee year-round comfort, complemented by tinted windows providing added privacy and energy efficiency. Additionally, a double lockup garage for secure parking and extra storage and automatic irrigation managing the low maintenance gardens effortlessly. With a current rental appraisal of \$475 per week and the potential for long-term tenants or vacant possession, this opportunity won't last long. Embrace the convenience and modern living this property offers. Don't miss out!