

4/45 The Avenue, Belmont, Vic 3216

AVENUE FIVE

Sold Townhouse

Friday, 1 September 2023

4/45 The Avenue, Belmont, Vic 3216

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 151 m2

Type: Townhouse



Sam Parsons
0352416968

\$740,000

This beautiful 3 bedroom home is located just minutes from the Barwon River, Highton and Belmont shopping precincts and popular schools. Step into a world of refined craftsmanship, where every detail has been meticulously curated to offer you a lifestyle of comfort and sophistication. With stunning architecture and top-tier materials, this home is a testament to quality and style. Enjoy a spacious living area bathed in natural light, beautiful features such as high ceilings, solid American oak timber floor boards, ducted heating throughout and much more. What truly sets this townhouse apart is its proximity to the enchanting Barwon River. Live a lifestyle of walking and outdoor activities, only 250m to the beautiful shores of the Barwon River walking tracks, parks and play grounds and a short walk to the ever popular Highton Village that offers charm and a multitude of cafe options for your local coffee spot. The kitchen offers great storage, classy black appliances including dishwasher and 900 mm cooking appliances. A European style laundry and under stair storage hidden in the beautiful VJ feature wall. Open plan living at its finest with stacker doors leading to a sunny North facing entertaining area and additional decked area. Downstairs offers a large master suite complete with built in robes, generous bathroom / semi-ensuite accompanied with floor to ceiling tiles, custom vanity and semi frameless shower screen. A custom timber staircase leads upstairs to a further 2 generous bedrooms with ample storage and ceiling fans. A large family bathroom with huge shower, bath and toilet act as a shared wet area for a further 2 bedrooms. If you are working from home or you are just needing a study area, located upstairs is a great area with cabinetry and a built in desk for flexibility. There is a large single garage for ease of car storage and shedding, with further off street parking available. Extras to note: Double glazing throughout Spotted gum external cladding Exotec external cement cladding Merbau timber decking to both decks An inspection is sure to impress! Disclaimer: All information provided is in good faith. Avenue Five have received it from believed accurate 3rd party sources at time of receiving. Avenue Five will not be held liable for any loss resulting from your actions or decisions and advise you to make all necessary enquiry and research in regards to this passed on information.