

# 4 Mangan Court, Altona North, Vic 3025

## House For Sale

Saturday, 13 April 2024



4 Mangan Court, Altona North, Vic 3025

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 700 m2

Type: House



Trent Borg  
0393983777



Shawqi Ein  
0393983777

**\$950,000 - \$990,000**

In addition to the exceptional character of its family spaces and fabulous indoor-outdoor entertaining area, this impressive property features dual studios, each with its own kitchen, both returning weekly rental income. The flexibility is exceptional, the rewards are reliable and the picture is completed by a cul-de-sac setting close to Croft Reserve.

- Gorgeous Federation influenced facade
- Generous living, dining and family areas
- French provincial inspired open-plan kitchen
- Double lamb's tongue stone bench-tops
- 900mm Smeg oven, farmer's sink, walk-in pantry
- Three bedrooms each of appealing proportions, study/4th bedroom
- Renovated bathroom with heated towel rack
- Gas indoor fire-place plus heating/cooling
- Superb alfresco areas, gas outdoor fire-place
- Decked, covered including a fabulous bath
- Dual independent studios with their own kitchens
- Garden gazebo, double garage and storage shed

Uniquely advantaged by its indoor-outdoor personality, further distinguished by the prospect of a consistent rental income stream, this property puts parks, Altona gate Shopping Centre, schools and freeway access within quick, convenient reach. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own financial and legal advice.