

**40 St Raphael Street, Avondale Heights, Vic 3034**

**Nelson Alexander**

**House For Sale**

Monday, 27 November 2023

40 St Raphael Street, Avondale Heights, Vic 3034

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Michael McCoy  
0393316200



Connie Dragovic  
0393316200

## **Auction \$860,000 - \$900,000**

Young families will feel right at home in this renovated three bedroom brick residence nestled on sizeable block 534sqm approximately in a family-focussed location. Step inside to discover a welcoming entrance hall and spacious living zone charmed by polished hardwood floorboards, high ceilings and detailed cornicing. Flowing to large open plan kitchen, dining areas brimming with abundant natural light. With gorgeous stone benches, including a breakfast bar, soft-close cabinetry, pantry and a host of Fisher & Paykel appliances, the kitchen is both practical and easy on the eye. Equally impressive is a beautifully finished family bathroom featuring oversized shower with large, tiled niche, bathtub, timber vanity and w/c. Comfortable accommodation comprises three well-scaled bedrooms with modern carpet, ceiling fans and roller blinds. The main and one other feature fitted, built-in-robos. Further highlights include private backyard, mature gardens, modern laundry, powder room, ducted heating, split-system air conditioner and garage/OSP. Walk easily to Martin de Porres Primary, shops, cafes, parks and buses.