

40 Vivianne Avenue, Mont Albert North, Vic 3129



House For Sale

Wednesday, 15 May 2024

40 Vivianne Avenue, Mont Albert North, Vic 3129

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Julie Kakos
0424914740



Jeff Anderson
0411222744

\$730,000 - \$790,000

With an abundance of street frontage, this beautifully presented, one owner, meticulously maintained home presents a unique chance for first homebuyers, investors or those looking to scale back the opportunity to purchase an easily managed property on its own free-standing title. Step inside to a light-filled single level layout that includes a clever combination of cooling floor tiles and warming carpets, as well as a spacious open plan living, dining and semi-formal kitchen precinct. Incorporating a built-in gas cook top, plenty of storage and an adjoining meals/family area the kitchen is both central and functional. Two bedrooms with robes include a large master, while both enjoy proximity to the bright bathroom which has a separate shower and bath. Low-maintenance yards front and side provide plenty of room for outdoor entertaining while a single carport, automatic external sun blinds, ducted heating and a separate laundry with outdoor access are valued additions. Positioned in a quiet and safe area, with friendly neighbours, you are also within walking distance to the Koonung Creek Trail, Birralee Primary School and Koonung Secondary College. Located close to a number of picturesque parks, Belmore Road shops and restaurants, Box Hill Hospital and specialists, Doncaster Park & Ride and Westfield Doncaster Shoppingtown. Great accessibility to Melbourne City, the Yarra Valley and Mornington Peninsula with the Eastern Freeway and Whitehorse Rd close by, plus easy access to Belmore Rd, Elgar Rd, Tram Rd, Doncaster Rd, Station St, Box Hill Station and Box Hill Centro. • Low-maintenance home with street frontage and its own free-standing title • Open living, dining and semi-formal kitchen with adjacent meals/family • Kitchen with gas cook top, plenty of built-in storage • Bedrooms with robes, bright bathroom with separate shower and bath • Outdoor entertaining areas • Gas ducted heating • Automatic external sun blinds • Single carport • Fantastic location close to all amenities • Easy access to Melbourne City, the Yarra Valley and Mornington Peninsula with the Eastern Freeway and Whitehorse Rd close by