

**44/61 Hughes Avenue, Edithvale, Vic 3196**



**Unit For Sale**

Tuesday, 7 May 2024

44/61 Hughes Avenue, Edithvale, Vic 3196

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Peter Hansen  
0397732826



James Bell  
0400080422

**\$750,000 - \$810,000**

Absolutely immaculate and filled with natural light, this spacious 3-bedroom villa delivers an environment curated for maximum enjoyment with minimal fuss. Step inside and discover a sanctuary where sunbathed living reigns supreme, merging with magnificent outdoor entertainment spaces for moments of pure bliss and relaxation. Relishing a private aspect in a beautifully maintained and friendly estate, the home expands into a delightful lounge where natural light floods inside through large windows, adjoining a kitchen and dining space primed for easy living with quality appliances and abundant bench and storage space. The entertainer will fall deeply for the adjacent covered alfresco deck, wrapped in established cottage gardens enjoying the sunshine. Three large bedrooms are meticulously presented, serviced by the central bathroom and separate toilet, with a laundry placed to the rear. The main bedroom features ensuite entry through its walk-through robe, highlighting the thought of its design. Further complemented with evaporative cooling, ducted heating, privacy blinds, an outdoor shower and a double garage, it sits moments from Edithvale Public Golf Course and Recreation Reserve, wetlands walking trails, Edithvale General Store cafe and the shimmering foreshore, with Mornington Peninsula Freeway close by.