

# 441 Etiwanda Avenue, Mildura, Vic 3500

## House For Sale

Monday, 4 December 2023

441 Etiwanda Avenue, Mildura, Vic 3500

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 593 m2

Type: House



Ian Miers

0350227750

**\$300,000 - \$330,000**

This immaculately presented home is located within minutes of St Pauls Primary School, Latrobe Uni, TAFE and the Mildura Recreation Reserve. Featuring 3 bedrooms, tiled bathroom, formal living area, updated kitchen with electric cooking, ample cupboard and bench space seamlessly adjoining to the formal dining area, separate laundry and toilet. Boasting fabulous polished floorboards, near new split system reverse cycle heating and cooling plus near new evaporative cooling, lovely shady verandah along the front, separate sun/utility room along the rear, double carport, double steel garage, a huge garden shed plus low maintenance perfectly manicured lawns. Current rental appraisal of \$350 - \$360 per week, this is a fabulous first home or suit investors wishing to expand their property portfolio.