

**46 Albert Avenue, Boronia, Vic 3155**



**House For Sale**

Friday, 3 November 2023

46 Albert Avenue, Boronia, Vic 3155

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 438 m2**

**Type: House**



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**\$620,000 to \$680,000**

Discover the perfect blend of character and convenience in this centrally located weatherboard cottage, just a stone's throw from Boronia shops and the train station. Recently renovated from top to bottom, this home retains its timeless character while offering modern comforts.

**Key Highlights:**

- Two Spacious Bedrooms:** This cottage features two generously sized bedrooms, providing ample space for you and your loved ones.
- Open Living Spaces:** Enjoy the flexibility of two distinct living zones, giving you the freedom to create the living spaces that suit your lifestyle.
- Modern Kitchen:** The modern kitchen is a culinary haven, equipped with top-quality appliances and plenty of counter space for your cooking adventures.
- Stylish Bathroom:** The bathroom boasts a walk-in shower, combining style and functionality for your daily needs.
- Year-Round Comfort:** Stay comfortable in all seasons with engineered flooring, ducted heating, and a split-system air conditioner.
- Private Outdoor Retreat:** The generous flat land allotment of approximately 438 square meters includes a fully fenced rear courtyard with a covered entertaining area, perfect for outdoor gatherings and relaxation.
- Secure Parking:** A remote double garage provides secure and convenient parking for your vehicles.

**Location:** This cottage's location couldn't be more convenient. Situated near Boronia shops and the train station, you have easy access to shopping, dining, and public transportation options. The friendly neighborhood adds to the appeal of this prime location.

**Act Quickly:** Don't miss the chance to make this character-filled weatherboard cottage your new home. Schedule a viewing today to experience the timeless beauty and modern comforts it offers. Opportunities like this don't last long in this sought-after location!