

# 46 Dove Avenue, Altona, Vic 3018

THE AGENCY

## House For Sale

Friday, 15 March 2024

46 Dove Avenue, Altona, Vic 3018

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Leigh Melbourne  
0414239986



Noah LautmanWurt  
0424635277

**\$1,100,000 - \$1,200,000**

A classically attractive, family orientated home that provides an exceptional opportunity in the esteemed 'birdcage' estate, this versatile property surrounds itself with a significant allotment of some 700m<sup>2</sup> close to Mount St Joseph Girls College, Koorinal Golf Club, Westona station and Harrington Square shopping. A superb living room featuring polished floors and an open fire-place illustrates the indoor appeal of a design that's complemented by the style and scale of a substantial alfresco space where paved, entirely under-cover proportions create a perfect ideal indoor-outdoor room for entertaining and enjoying. A generous slate tiled kitchen fitted with timber cabinetry delivers modern efficiency and up to date appliances including a dual drawer dish-washer. Three inviting bedrooms surrounding a stylish central bathroom are complemented by the flexibility of a fourth bedroom, currently configured to provide a welcoming formal dining area in a floor-plan that flows to a garden backdrop where attractive depth illustrates the allotment's impressive 700m<sup>2</sup> approx. land size. A 4.8kw solar system and side drive that arrives at a convenient carport and lock-up garage further enhances a property that includes a blue-stone barbeque in its own shelter. The allure of the location complements this home's welcoming current day spaces and creates a great opening to enjoy the present while also offering options to pursue ideas for the future on a block with rewarding possibilities.