

**49 Karachi Avenue, Mount Cottrell, Vic 3024**



**Sold House**

Wednesday, 13 September 2023

49 Karachi Avenue, Mount Cottrell, Vic 3024

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 238 m2**

**Type: House**



Bal Amardeep  
0387972700



Kamal kaler  
0469332699

**\$500,000**

Bal Real Estate proudly presents this 3 bedroom 2 bathroom Single garage A grade investment or vibrant lifestyle asset complete with a prime position in Mount Cottrell Tarneit. Boasting practical living within close proximity to all major amenities. This home is a perfect choice for beginners and a great opportunity for smart investors. This area is endowed with a prestigious community surrounded by nature reserves, walking tracks and wetlands, Schools, business and fitness conveniences and shopping hot spots such as Riverdale Village Town Centre, Wyndham village shopping centre and Tarneit shopping centre and just minutes away from Tarneit train station, upcoming Truganina train station and Tarneit P9 School. Sitting on a good sized block of land, it is copiously roomy with Three well-proportioned bedrooms, two bathrooms, separate laundry, and a remote controlled single garage. Walking past the voluminous master bedroom, you get the chance to discover a sensational and exclusive floor plan combined with a dining area and artistic framework providing an abundant space for lively gatherings with nears and dears while the kids can play in the backyard. The sophisticated open kitchen is fully equipped with high-quality stainless steel appliances, stone bench top, Dishwasher and ample storage space. With added features like ducted heating, Cooling to name a few, this beautifully alluring dwelling is a fortune not to be missed. Better to hurry up than feel sorry later! Astonishing features include:- Colorbond Roof- High Ceilings- Downlights- Tiles in the Front Porch- Master with deluxe En-suite- Double Vanity in the Master Bedroom Ensuite- 20 mm Stone in the Bathrooms- Split Aircon in the Master Bed Room- Other Bedrooms w/ BIRS- Floor coverings - Tiles/ Carpet- Latest stainless steel upright cooker with range hood in the Kitchen Area- Dishwasher- Tiles Splashback in the Kitchen Area- Stone Benchtop in the Kitchen Area- Ducted heating- Split Aircon in the Living Area. - Bath Tub in the Central Bathroom- Blinds- Security Door- Neutral tones- Solar Gas hot water- Fully Naturally Landscaped Front yard & Backyard- Remote Controlled single Garage with Internal access. Come and view this elevated and elegant family home that's certain to attract an assortment of potential buyers. Bal Real Estate team welcomes you and looks forward to servicing your real estate needs. Call HARRY ON 0452 138 554 or KAMAL ON 0469 332 699 or arrange an inspection as this one won't last long. DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>