

5/4 Pilrig Avenue, Newtown, Vic 3220

**buxton**

**Unit For Sale**

Tuesday, 19 March 2024

5/4 Pilrig Avenue, Newtown, Vic 3220

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 80 m2**

**Type: Unit**



Tony Moorfoot  
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Anthony Greco  
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**\$620,000 - \$670,000**

Tucked away in a quiet and secluded pocket of premium Newtown, this well-maintained and neatly presented property represents a wonderful lifestyle or investment opportunity. Superbly positioned in a family friendly cul de sac, within walking distance of the private school precinct, Stinton Avenue shops, all the cafes, restaurants, shopping and amenities of Pakington Street, the Barwon River, GMHBA Stadium, and less than 10 minutes from the CBD and Waterfront, enjoy all the best Newtown has to offer only moments from your doorstep. Nestled amongst established gardens, the complex enjoys a tranquil atmosphere. On entry, the ground floor living area features split system heating and cooling, exposed brick walls, and a picturesque garden outlook. The first of three bedrooms is on the ground level, and includes walk-in robes, serviced by a bathroom with shower and wc. A large laundry with generous storage accommodates excellent functionality. Ascending to the staircase to the main living, the light filled open plan layout is bright and inviting, with split system heating and cooling catering for year round comfort. The well-equipped kitchen features quality Bosch appliances including 600mm oven, combination induction and electric cooktop, semi-integrated dishwasher, generous storage, walk-in pantry and breakfast bar seating. The dining and living area open out to a spacious balcony which offers a private space to enjoy the beautiful views with your morning coffee or evening wine. Two further bedrooms on this level include built-in robes and beautiful elevated views, serviced by an updated central bathroom, tastefully presented in classic white and neutral tones, with modern vanity, quality tapware and fittings. Outside a paved courtyard offers a private and secure space to enjoy the sun, relax or entertain, bordered by established gardens designed for low maintenance upkeep. The single lock up garage includes direct internal entry, with a carport allowing for additional off street parking. Whether you're looking for lifestyle, investing or downsizing, this is an exceptional opportunity to enter prestigious Newtown at an affordable level. Be quick to inspect!