

5/45 Balmoral Avenue, Strathmore, Vic 3041



Villa For Sale

Sunday, 11 February 2024

5/45 Balmoral Avenue, Strathmore, Vic 3041

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Julia Murphy
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\$540,000 - \$580,000

Nestled among Strathmore neighbourhood renowned for its leafy streets and family atmosphere, this superbly spacious villa offers low-maintenance comfort with single-level simplicity. Wonderfully quiet with garden views from every corner, a light-filled plan enjoys streamlined flow between spaces, with an open living/dining section adjoining a smart kitchen with ample storage and stainless-steel appliances. A broad entertaining deck spills into a relaxing, wraparound courtyard, together providing plentiful space to unwind among vibrant greenery. Accompanied by excellent robe storage, a spacious master is complemented by a sizeable second room, while a tidy bathroom features a rain shower over bath and internal laundry facilities.

- Single-level villa amid an esteemed Strathmore neighbourhood
- Two spacious bedrooms joined by a tidy bathroom and ample storage
- Open-plan living/dining and plentiful outdoor space to unwind with friends
- Plantation shutters, vibrant gardens, and private parking on-title
- Near parks, freeways, public transport, DFO, and North Essendon Village

An easy-living prospect superbly suited to market entrants, shrewd investors, and savvy downsizers, highlights include plantation shutters, reverse cycle heating/cooling, soft-close kitchen cabinets, a Ring doorbell, front and rear security cameras and private car space on-title. With picturesque Woodlands Park revealing the eclectic shops, cafés, and restaurants of North Essendon Village, it's an easy walk to Keilor Road retail and dining, Alf Pearce Dog Park, and DFO Essendon, while near city-bound trains and trams, CityLink and major freeways, and a selection of revered schools.