

**5 Mirabel Avenue, Ringwood East, Vic 3135**



**House For Sale**

Tuesday, 19 March 2024

5 Mirabel Avenue, Ringwood East, Vic 3135

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 505 m2**

**Type: House**



Rod Burton  
0433132499



Nicole Freene  
0448877387

**\$750,000 - \$825,000**

Write the next chapter of this property's story, which has been lovingly looked after for 66 years by the one family. Presented for immediate comfort and poised for value-adding enhancement, this acquisition holds immense promise in a prime Ringwood East position. Resting on a tidy garden allotment measuring approximately 505sqm, the weatherboard residence exudes character, featuring a classic exterior and a well-preserved interior adorned with tall ceilings, timber doors and picture rails from yesteryear. It features a light-immersed lounge room, central kitchen and meals area with ample storage and an electric upright cooker, a designated dining area, three bedrooms, including one that could serve as a second living room, a family bathroom, separate toilet and a laundry. With hardwood floorboards ready to be revealed under the rear-wing carpet, and hosting a terrific list of features, including ducted heating, a wall heater, two air conditioners, generous hallway storage, a spacious sundeck, a vegetable garden and a single carport, this property is ready to be relished or have its full potential realised. Placed for incredible convenience, it is walking distance to Ringwood East Shopping Village and Train Station, parks, trails, Maroondah Hospital and medical suites. Located only a few minutes' commute to quality pre, primary and secondary schools, Eastland and the EastLink entrance. Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.