

**50 Birmingham Road, Mount Evelyn, Vic 3796**

**House For Sale**

Wednesday, 10 April 2024



50 Birmingham Road, Mount Evelyn, Vic 3796

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 434 m2**

**Type: House**



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**\$700,000 to \$770,000**

This stylish property situated in the heart of Mount Evelyn presents an amazing opportunity with nothing to do but move in and enjoy. The floorplan of this light filled single level home offers a harmonious flow from each room with the generous living rooms opening up onto a covered deck and low maintenance gardens. An ideal opportunity for first home buyers to downsizers, plus in a great location within walking distance to schools, shops and cafés, this one is a must to inspect.

**YOU'LL LOVE:** • 3 Good sized bedrooms with built in robes, walk in robe and ensuite to master • Generous sized living room with open fireplace & cathedral ceilings • Modern kitchen with stainless steel oven with gas cooktop and integrated dishwasher • Spacious dining/ extra living space flowing off the kitchen • Family bathroom with separate toilet plus laundry with outside access • 2 Split system heat/cool units + ceiling fans throughout • Front veranda plus covered side deck off the living room • Low maintenance sunny 434m<sup>2</sup> approx. fenced block with privacy • Onsite parking + additional off-street parking available • Great location close to several schools and within walking distance to shops, cafes and restaurants in Mount Evelyn village. **VENDOR LOVE'S:** • Lovely looking big kitchen for easy cooking • High ceilings • Flat block which is easy to maintain • Separate area for parents • Colour palette, wooden floors throughout and fireplace • Love that I am a short walk to great cafes and walking tracks, especially Lilydale to Warburton Trail