

**57 Anora Crescent, Mulgrave, Vic 3170**



**House For Sale**

Friday, 10 May 2024

**57 Anora Crescent, Mulgrave, Vic 3170**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 718 m2**

**Type: House**



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**AUCTION: \$920,000 - \$990,000**

Enhanced by its corner location and evident flair for style and well-proportioned spaces, this residence, boasting three bedrooms and two bathrooms, exudes contemporary charm. Adding to its allure is the potential for subdivision on a generous 718m<sup>2</sup> plot (subject to council approval), making it an enticing prospect for forward-thinking investors. This property truly embodies the concept of a 'win-win' situation! Surrounded by manicured gardens that accentuate its appeal, the interior features two distinct living/dining areas—one formal yet versatile, the other designed for everyday living. The renovated open-plan kitchen, equipped with stainless steel appliances, spacious countertops, and quality cabinetry, enhances the home's functionality and aesthetic. Three inviting bedrooms, two well-maintained bathrooms, and a separate laundry further enhance the indoor comfort and character, while a pergola-covered outdoor entertaining area adds to the home's appeal. Completing the picture is a substantial garage accessed from the secondary frontage on Blyth Place, adding value and convenience to this generously sized property. Situated near Mulgrave Park Pre-school, Albany Rise Primary School, Wellington Secondary College, and various parks and recreation reserves, the location offers convenience and lifestyle benefits. Proximity to Waverley Gardens and Brandon Park shopping centers, as well as easy access to the Monash Freeway, adds another layer of appeal. In every aspect, this property embodies a 'win-win' scenario!