

**6/25 The Avenue, Malvern East, Vic 3145**



**Apartment For Sale**

Wednesday, 24 April 2024

6/25 The Avenue, Malvern East, Vic 3145

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Adam Pavlou  
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Leigh Kelepouris  
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## **Auction (\$260,000-\$286,000)**

This charming single-level apartment presents a remarkable opportunity for first home buyers, investors, downsizers, and interstate purchasers seeking a blend of comfort and convenience. The well-proportioned layout of this residence provides an intimate setting that is both welcoming and distinctly efficient. Recently refreshed, the apartment features double brick built, ensuring year-round comfort and exceptional durability. Plush, newly installed carpets add a touch of comfort underfoot throughout the residence, complementing the original kitchen equipped with an electric cooktop. The spacious lounge and dining area, warmed by an efficient electric wall heater, offers a versatile space for relaxation and entertainment. The bedroom suite has an ensuite with a separate shower, toilet, and basin, catering to all your needs with ease. Additional conveniences include an on-title parking space and laundry facilities, all within a meticulously maintained block that underscores a commitment to quality. In a safe and tightly held neighborhood amid beautifully renovated homes, this apartment's location is unparalleled. Residents enjoy walking distance access to lush parks, efficient tram and bus services, and the local charm of Lloyd Primary School and Waverley Road's shops and cafes. Furthermore, the property is also near Chadstone Shopping Centre, Monash University's Caulfield Campus, and has excellent connectivity to the Monash Freeway and Melbourne CBD. Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained in this document is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>