

**63 Bertrand Avenue, Mulgrave, Vic 3170**



**Sold House**

Wednesday, 20 March 2024

63 Bertrand Avenue, Mulgrave, Vic 3170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 708 m2**

**Type: House**



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**\$1,050,000**

Step into this beautiful family home, nestled behind a charming picket fence, offering immaculate presentation on a generous 708m<sup>2</sup> block (approx.). With a flexible floor plan allowing for rearrangement or renovation, this home suits a big family, providing ample room for everyone to enjoy. Upon arrival, the meticulously maintained front yard sets the tone, inviting you into the first living area. The adjacent kitchen features American oak cabinetry, equipped with gas cooktop and a dishwasher, leading to a dedicated dining area. A further rumpus room or second living area at the rear features exposed beams and timeless fire place, overlooks the alfresco and outdoor pool, perfect for entertaining. Two bedrooms with built-in robes are situated towards the front of the property. Head upstairs to discover a retreat or study area, offering additional space for relaxation. The master bedroom is tucked away, boasting ample space and its own ensuite with a bath and separate shower. The original double garage has been cleverly converted into a multi function room, fully insulated and plastered, serving as a fourth bedroom. Additional features include ducted heating, multiple air conditioning units, and a swimming pool in the low-maintenance yard. Situated a stone's throw from Waverley Gardens Shopping Centre, with easy access to the Monash Freeway and Eastlink, this home is surrounded by local parks and schools such as Albany Rise Primary and Wellington Secondary, making it an ideal long-term family residence. Don't miss out on the opportunity to make this delightful property your forever home!