

63 The Avenue, Windsor, Vic 3181



House For Sale

Thursday, 13 June 2024

63 The Avenue, Windsor, Vic 3181

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Harley Toyle
0395101966



Olivia Piccinin
0395101966

\$1,000,000 - \$1,100,000

WHAT Welcomed by a leafy street canopy, this delightful three-bedroom hideaway offers an enviable lifestyle in one of Melbourne's most sought-after locations. Beautifully designed and spread across three light-filled levels, the home welcomes you inside with the ground floor dedicated to relaxed living, featuring a generous dining room which flows effortlessly through to the central kitchen, overlooking the living zone at the rear. Glass sliding doors open up to a serene balcony, a haven for relaxed entertaining with family and friends. Journeying upstairs, two generous robed bedrooms share the luxurious family bathroom, the main complete with a private balcony, while the lower level features a third spacious robed bedroom with a private terrace, alongside a second bathroom and laundry, providing valuable space and privacy for family groups or tenants.

- **Elegant home spread across three light-filled levels**
- **Three bedrooms with BIRs & two bathrooms**
- **Separated light-filled living zone & serene balcony**

WHY Beautifully presented with nothing left to do, simply move in and enjoy quality appointments throughout including stunning floorboards within the living zones, and large double-glazed windows drawing in an abundance of natural light. Gourmets will delight in the contemporary kitchen flaunting quality stainless-steel appliances, dishwasher and sleek countertops and splashbacks, with breakfast bar seating and built-in cabinetry adding to the appeal. Reverse-cycle, split system heating and cooling in the living and all three bedrooms maintains the ambience in every season, while the addition of a garage with internal access, abundant storage space and an 8 panel, 2kw 'Enphase' solar power system adds extra value and convenience.

- **Contemporary kitchen with quality Stainless steel appliances**
- **Reverse-Cycle, split system heating and cooling in living & bedrooms**
- **Single garage at rear with internal access & storage**

WHERE Located in an unbeatable position in close proximity to the attractions of Windsor and Prahran, just steps to High Street and a short stroll to Chapel, giving you an array of shopping, dining and entertainment destinations on your doorstep. Easy access to transport connections via buses, trams and trains, close to parkland including Victoria Gardens and within easy reach of local schools such as Windsor Primary, Prahran High School and Presentation College.

- **Just steps to High St & short stroll to Chapel**
- **Shopping, dining & entertaining on your doorstep**
- **Walk to trains, trams, parkland & schools**