

# 8 Tea Gardens Drive, Avondale Heights, Vic 3034

**Nelson Alexander**

## House For Sale

Wednesday, 20 March 2024

8 Tea Gardens Drive, Avondale Heights, Vic 3034

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 814 m2**

**Type: House**



Connie Dragovic  
0393316200

## **Auction \$1,300,000 - \$1,400,000**

In a tightly-held cul-de-sac moments from historic Tea Gardens Reserve, this triple-storey home on a vast elevated block (approx 814sqm) presents a truly rare and exciting family lifestyle opportunity. Instantly appealing with exceptional renovation potential, the home's vast interior showcases four main bedrooms (all with robes) complemented by a master ensuite with spa bath, main bathroom and guest powder room (third WC). Enhancing its family credentials is the inclusion of a study/media room (or 5BR), enormous lounge/dining room with double-height ceilings and open-plan living/meals area accompanied by a granite-bench kitchen with large walk-in pantry. Other features of this remarkable residence include ducted heating and gas-log fireplace (living area), ducted vacuum and large laundry, as well as a lower-level studio, versatile gym/home office and dedicated workshop. Double doors reveal an expansive entertaining area and deep backyard with tiered gardens and established trees, plus the added appeal of a remote-control double garage with internal entry. A short stroll to Maribyrnong River trails and Canning Reserve, it's also close to Military Road buses, shops and eateries, as well as easy access to a range of schools, popular kinder/childcare facilities and Highpoint Shopping Centre.