

**80 Albert Avenue, Boronia, Vic 3155**



**House For Sale**

Wednesday, 3 April 2024

80 Albert Avenue, Boronia, Vic 3155

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 790 m2**

**Type: House**



Marc BartonJohnson  
0400487332



Cameron Bailey  
0398798827

**\$730,000 - \$800,000**

**THE PROPERTY** Ready to move in and enjoy, or perfectly primed for a value-add renovation or redevelopment (STCA), this three bedroom retreat offers a golden opportunity to shape your desired future. Spanning the width of the home, the front verandah provides a warm welcome to this inviting split-level weatherboard residence, while inside, sparkling new floorboards throughout add fresh appeal. Vaulted ceilings create a sense of space and light in the living room upon entry, and as you step up to the dining domain, sliding doors open out to the rear deck, a peaceful haven to relax as you watch the kids and pets play. Recently renovated, the contemporary kitchen flaunting tiled splashbacks, quality appliances and breakfast bar will delight the resident gourmet, while three robed bedrooms and two bathrooms provide ample accommodation. Resting on a generous 790sqm approx. block and conveniently positioned just a short stroll to shops, trains, parkland and local schools, this charming retreat is certain to appeal to families, first home buyers and investors alike.

**THE FEATURES-** Charming three-bedroom, two-bathroom family home- Spacious central living room enhanced by vaulted ceilings- Three generous bedrooms, all featuring built-in robes- Fully tiled main bathroom with twin vanity, shower & toilet- Front and back tiled verandah, ideal for relaxed entertaining- Double carport with additional off-street parking space- Split system heating and cooling in living zone & two bedrooms

**THE LOCATION** Situated in a wonderfully convenient location, within walking distance of an array of shopping and dining options in central Boronia, as well as Boronia K12 College, Boronia Heights Primary, Batterham Reserve and Boronia train station, with Knox Leisureworks, Westfield Knox and the Dandenong Ranges all within easy reach.