

**9 Curtis Avenue, Mount Waverley, Vic 3149**



**House For Sale**

Thursday, 9 May 2024

9 Curtis Avenue, Mount Waverley, Vic 3149

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 723 m2**

**Type: House**



Nicholas Richards  
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## AUCTION

Magnificently positioned on this superb, elevated allotment of 723sqm approx., this quality built brick residence's impressive proportions and immaculate charm invite options to enjoy today or consider personalising in the future. This beautiful home welcomes you with light-filled interiors, spacious and separated living/dining rooms, accompanied by a well-maintained kitchen with casual meals area. At the rear of the residence you will find a second living room, along with a divided meals/study area, providing plenty of space and separation for the growing family buyer. Out the back, relax on the decking and enjoy the peaceful and low-maintenance backyard. 3 generously appointed bedrooms, a large bathroom, 2 separate toilets, and a double garage complete this family home. The home presents move-in-ready comfort, but buyers with scope for a larger home will see the long-term potential to renovate, rebuild, or redevelop (STCA). Short walk to Mount Waverley Heights Primary, and zoned for Mount Waverley Secondary College (STSA), while being conveniently located close to other leading schools, shopping centers, transport, peaceful walking & bicycle trails & easy freeway access, the amenities and options are endless. Photo ID required at all open for inspections.