

**10 Lichfield Avenue, Jacana, VIC, 3047**



**House For Sale**

Sunday, 18 August 2024

10 Lichfield Avenue, Jacana, VIC, 3047

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## There's A Lot To Like About Lichfield!

Immaculately maintained & well-presented is this lovely three-bedroom brick home, situated in one of Jacana's most sought-after pockets on a generous allotment of land measuring 604m<sup>2</sup> (approx.). Located only moments away from bus stops, two train stations in close proximity and Broadmeadows Central, Broadmeadows Hospital and plenty of local parks and schools all nearby. No matter whether you are looking to reside, invest or re-develop (STCA), this is one opportunity you simply won't want to miss.

### PROPERTY SPECIFICATIONS:

- 3 Generous-sized bedrooms
- Combined kitchen/meals zone with upright 600mm oven and ample cupboard space
- Spacious formal lounge with a stunning feature tiled wall with heater, built in shelving and natural timber flooring
- Centrally located bathroom offering combined shower/bath and single vanity
- Full-sized laundry with external access to the rear yard and a separate toilet
- A sizeable rear yard offering a single bungalow perfect for those wanting a private space to work from home
- Single lock up garage and plenty of additional off street car spaces along the driveway
- Other features include: ducted heating, security door, clothesline and more

### LOCATION BENEFITS:

- ☑ Ideal location for access to trains at both Jacana & Broadmeadow train stations
- ☑ Lichfield Avenue bus stop for Pascoe Vale & Roxburgh Park
- ☑ Close to Broadmeadows Central Shopping Centre and Broadmeadows Sporting Club
- ☑ Close to Broadmeadows Valley Primary, Hume Central Secondary and other good schools
- ☑ Broadmeadows Hospital in very close proximity.
- ☑ Not far from the CBD (approx. 14kms) with easy access to City Link, Ring Road, Tullamarine Freeway and the Airport