

# 11 Aliza Avenue, California Gully, Vic 3556



## House For Sale

Tuesday, 25 June 2024

11 Aliza Avenue, California Gully, Vic 3556

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Danny Crowle

**\$595,000 - \$615,000**

Welcome to this lovely 4-bedroom brick veneer home, where style meets functionality. Perfect for first home buyers, families, and property investors, this home offers a seamless blend of comfort and practicality. As you enter, you are greeted by a spacious open-plan living area that seamlessly integrates the kitchen and dining spaces. The kitchen is a dream for home cooks, featuring an island bench, pyrolytic self-cleaning electric oven, electric cooktop, large corner pantry, ample drawers and cupboards, a plumbed fridge space, and a dishwasher. The main bedroom, situated at the rear of the property, offers a walk-in robe, ensuite, and its own refrigerated a/c unit for personalised comfort. The additional three bedrooms are well-appointed with built-in robes. The main bathroom boasts a deep modern bath, an oversized shower and a vanity. With split system heating and cooling, you'll enjoy year-round comfort no matter the season. Entertaining is a delight with a covered, concreted alfresco area, perfect for enjoying warmer months, especially with the added luxury of a spa bath. The rear yard includes a Colorbond workshop/shed with a concrete floor and power, ideal for hobbies or additional storage. A double garage with a remote roller door offers secure vehicle accommodation, with single roller door access at the rear for added convenience. The approximately 448m<sup>2</sup> allotment is designed for low maintenance, allowing you to enjoy your home without the hassle of extensive upkeep. With 12 solar panels on the roof, energy costs are kept to a minimum. This prime location offers a short 5-minute drive to Eaglehawk shops, Eaglehawk Secondary College, Eaglehawk Primary School and public transport right on your doorstep. Neangar Park Golf Course is just minutes away, making this home perfectly situated for both convenience and leisure. Don't miss the opportunity to make this exceptional property yours, whether you're a first home buyer, a growing family, or an investor looking for a valuable addition to your portfolio.