

**12 Longbourne Avenue, Notting Hill, VIC, 3168**

**Harcourts**

**House For Sale**

Tuesday, 1 October 2024

12 Longbourne Avenue, Notting Hill, VIC, 3168

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Miles Chen

0395705888

## **Stylish Family Living in Prime Notting Hill Location – Close to Schools and Shopping**

Ideally located in Notting Hill, 12 Longbourne Avenue is perfect for families seeking both convenience and lifestyle. This beautifully renovated 4-bedroom, 2-bathroom home offers modern style and functional living just minutes from some of Melbourne's top educational institutions, including Monash University and nearby primary and secondary schools. With shopping options like Brandon Park Shopping Centre and Chadstone Shopping Centre a short drive away, all your retail and dining needs are within easy reach.

The home's interior features light-filled spaces and polished timber floors that flow through the open-plan living and dining areas, creating a warm and welcoming environment for family life. The kitchen is designed for those who enjoy cooking and entertaining, equipped with sleek cabinetry, stone benchtops, and stainless steel appliances. All bedrooms are generously sized, while the master bedroom offers a private toilet for added comfort. Modern bathrooms with elegant finishes enhance the home's sense of luxury and relaxation.

Outside, the expansive backyard and outdoor deck provide a great space for children to play or for hosting family gatherings. Located on a 724 sqm block, there's potential for future development or expansion. With schools, shops, M1 Freeway and public transport nearby, this property offers an ideal balance of convenience, lifestyle, and future growth potential.

Photo ID required at all open for inspections.

Disclaimer: We have in preparing this document used our best endeavors to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>