

**2/41 Perrett Avenue, St Albans, Vic 3021**

West Realty

**House For Sale**

Wednesday, 10 July 2024

2/41 Perrett Avenue, St Albans, Vic 3021

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## UNIT 2/41 & 3/41 \$540,00 - \$580,000 Each

Harcourts West proudly presents an exceptional opportunity to own not one, but two meticulously designed units on a single expansive block. Perfect for investors looking to maximize rental yields or families wanting to live close yet independently, these properties offer versatility and convenience in the heart of St Albans. Each unit boasts its unique charm and layout, ensuring comfort and style for all occupants.

**Unit 2/41 Perrett Ave St Albans : Modern Comfort and Spacious Living** Step into this beautifully crafted single-story unit, where contemporary design meets functionality. Upon entry, you're greeted by a large formal living and dining area. The high ceilings and quality floorboards throughout the home add a touch of elegance. The spacious kitchen, complete with stone benchtops, in-built stainless steel appliances, and ample storage, overlooks the meals area, perfect for family gatherings. Leading out to an expansive backyard ideal for entertaining. Accommodation comprises two generously sized bedrooms, all with built-in robes (BIRs). The master suite features a walk-in robe (WIR) and a luxurious ensuite. The additional bedrooms are serviced by a sparkling central bathroom with modern fixtures and fittings.

**Unit 3/41 Perrett Avenue St Albans: Elegant Design and Practical Living** The second unit offers a contemporary open-plan design, bathed in natural light. As you walk in, the large living/lounge area welcomes you, seamlessly flowing into the dining space and modern kitchen. The kitchen is a chef's delight, featuring stone benchtops, in-built stainless steel appliances. The dining area extends to an outdoor area perfect space for dining and relaxation. The master bedroom includes a built on robe and an ensuite with high-end fittings. The additional bedrooms are serviced by a central bathroom, ensuring comfort for the entire family.

**Key Features of Both Units:**

- Ducted heating and cooling
- Quality downlights throughout
- Block-out blinds
- Security features including alarm systems
- Ample storage solutions

**Location Benefits:** a close drive or walk to all the amenities you need, in very close proximity to Alfrieda Shopping Village, St Albans Secondary College, local parks, public transport, Western ring road freeway and just 18km approx. from Melbourne CBD. Whether you're looking to invest or live close to family, this dual-unit property offers the perfect blend of comfort, convenience, and modern living. Contact Harcourts West today to arrange a viewing and explore the potential of this unique offering!