

25 Van Ness Avenue, Maribyrnong, Vic 3032



House For Sale

Sunday, 23 June 2024

25 Van Ness Avenue, Maribyrnong, Vic 3032

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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\$1,500,000-\$1,650,000

Discover a unique living experience in this adaptable two-level home, perfectly positioned to offer breathtaking views of the Maribyrnong River and parklands. This immediately liveable residence boasts seven main rooms and is situated in a picturesque location.

Ground Floor Feature:

- **Lounge on entry:** A welcoming space as you step into the home.
- **Modern kitchen/dining:** Equipped with soft closing cupboards and stone countertops.
- **Bedroom:** A cozy retreat for guests or family members.
- **Bathroom, laundry and WC:** Convenient amenities for everyday living.

Upper Floor Highlight:

- **Utility space:** Opens onto a full-width balcony, offering a serene spot to relax and enjoy the river and parkland views.
- **Lounge:** A large room for family and visitor relaxation.
- **Well-appointed kitchen/ dining:** Perfect for preparing and enjoying meals.
- **Two bedrooms:** Comfortable and spacious for restful nights.
- **Bathroom, Laundry and WC:** Additional amenities for convenience.
- **Steel staircase:** Provides easy access to the rear yard.

Additional Features:

- **Generous off-street parking:** Includes a carport and a four-car garage with a rear opening door.
- **Sizable allotment:** 697 sqm (approx.), offering future possibilities to enhance your lifestyle.

Versatile Living Options: This large residence offers numerous possibilities. It is ideal for a large family, providing optional independent spaces for family living. It is also perfect for families with parents, guests visiting, or even as a potential income stream. Live on one level and rent out the other to maximise your investment. Enjoy the convenience of being close to Highpoint Shopping Centre, Maribyrnong Aquatic Centre, Maribyrnong college, tram services and the picturesque Maribyrnong River and parklands. This residence offers a blend of comfort, style and practicality in an unbeatable location. Don't miss the opportunity to make this captivating two storey home your own.