

**32 Friswell Ave, Flora Hill, VIC, 3550**



**House For Sale**

Tuesday, 1 October 2024

32 Friswell Ave, Flora Hill, VIC, 3550

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## **Fresh and feeling like new**

The owners of this property know how to transform a 70s brick veneer into a fabulous modern home of the 21st century.

After a total reboot, inside and out, they have created a spacious three bedroom home better equipped to meet today's modern lifestyle.

The reworked L-shaped lounge/dining and kitchen is now a roomy, light-filled, open plan hub. A big glass slider connects the living area to the elevated front patio, where you can take in the bushland views across the road with your morning coffee or afternoon drinks. In cooler weather, head for the dining area drenched in the warm morning sunshine.

The sleek all-new galley kitchen is ready for budding chefs to test their skills with gas/electric cooking appliances, a Bosch dishwasher, an island bench, ample white cabinetry and a double pantry.

Three bedrooms (all with split system air conditioning units) share the new bathroom with a trendy floating vanity, floor to ceiling tiling and a walk-in shower.

The oversized walk-through laundry with storage cupboards and benches leads to the new eco-deck alfresco area.

No detail was overlooked in the refurbishment. Everything old is new again, from the electrical wiring, plumbing, internal doors, interior/exterior paintwork, new carpets, vinyl planks, and window blinds to the coordinated black and white décor.

A professional landscaping design has transformed the approx 671m<sup>2</sup> elevated lot with a sweeping stone path to night-illuminated timber stairs to the front entry. The front garden features hardy shrubbery under flowering ornamental pear trees behind circular lawns with rustic sleeper seating.

The rear alfresco overlooks the private, recently landscaped backyard featuring a fire pit area, more lush lawns and easy-care perimeter plantings.

A double garage under the house provides secure parking while side gates give access to the backyard for a trailer, boat, or a future shed.

The proximity to La Trobe University and schools is a bonus for families. All age groups will appreciate the short walk to the bush tracks of One Tree Hill, while a bus stopping nearby will have you in the Bendigo CBD in no time.

There is nothing left to do here but move in, unpack, and enjoy your new home!