

**35 Florence Avenue, Berwick, Vic 3806**



**Sold House**

Friday, 23 February 2024

35 Florence Avenue, Berwick, Vic 3806

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 706 m2**

**Type: House**



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**\$840,000**

Enjoy the tranquillity of cul-de-sac positioning, adjacent parkland and the quality renovation that comes with this charming three-bedroom North-side Berwick home. Greeted by established, manicured gardens and a character-filled facade, the charm of this home is felt from the moment you arrive. Floating timber flooring, statement lighting and the promise of comfortable family living all combine. A front-facing living zone complete with feature timber wall panelling, log fire and serene street views with plush carpet underfoot make for the perfect space to gather, while the master suite that rests opposite has all you need. Here, a walk-in robe and fully renovated ensuite, with floor-to-ceiling tiles and timber accent vanity offer convenience and style. A beautiful-appointed kitchen with stove alcove featuring high quality appliances, including a NEFF FullSteam oven, shaker-style cabinets and ample storage all add to the functionality and charm. Overlooking a dining zone and second living space, this hub of the home is warm and inviting, with period-accent and further reference to its recent renovation. Two additional bedrooms at the home's rear, each with in-built storage, are serviced by a main bathroom and separate toilet for added convenience. Outside, relax under the undercover pergola, in-built kitchen, and gas BBQ. This zone, overlooking a well-maintained garden and second courtyard is tranquil and ready for entertaining, while two separate garden sheds offer storage space in abundance. Three generous off-street parking spaces - a double car remote-access garage and second gated parking space for caravans or utility vehicles, combine with ducted heating and evaporative cooling, ceiling fans, a ducted vacuum system, water tank and energy-conserving solar panels to tick all the remaining boxes at this ready-to-go home. With adjacent parklands and walking tracks, the Timbarra Community centre, Parkhill Plaza Shopping precinct, Wilson Botanic Gardens, easy M1 Freeway and access to all the lifestyle opportunities that Berwick's North-side affords, this beautiful family home is worth a look. Photo I.D required at all inspections.