

**38 Arcade Way, Avondale Heights, VIC, 3034**



**House For Sale**

Sunday, 8 September 2024

38 Arcade Way, Avondale Heights, VIC, 3034

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## **WELCOME TO YOUR DREAM HOME!**

This beautifully renovated 3-bedroom brick veneer residence is perfectly situated in a sought-after pocket near the picturesque Maribyrnong River and local shops.

Step inside to discover an open living area and stunning kitchen that will delight any home chef, featuring stone benchtops, huge island bench, two NEF ovens (including steam oven), ASKO induction cooktop, dishwasher, ample counter space and stylish finishes.

The family meals area flows seamlessly to a sensational undercover outdoor entertaining space, complete with a built-in BBQ - perfect for hosting family and friends year-round. Imagine summer evenings spent on the deck, surrounded by your meticulously manicured gardens, providing a serene backdrop for your gatherings.

A cozy study alcove provides a perfect nook for work or study, allowing you to maintain productivity without sacrificing comfort and the fully tiled central bathroom is just perfect.

This home offers not just beauty, but also practicality with refrigerated heating & cooling throughout, carport X 2 (with remote), single garage, 2 toilets, custom lighting, dedicated storage room, alarm system, plantation shutters, polished hardwood flooring, pizza oven, electric front gate, exposed aggregate driveway, irrigation system and beautiful garden lighting.

Don't miss this rare opportunity to own a slice of paradise and experience all that this exceptional property has to offer!

DAVID GIGLIOTTI - 0411 824 854

Property Code: 3438