

**42 Livingstone Street, Avenel, Vic 3664**



**House For Sale**

Tuesday, 25 June 2024

42 Livingstone Street, Avenel, Vic 3664

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1114 m2**

**Type: House**



Michael OSullivan

0413638845

**\$420,000**

Discover your new home in the heart of Avenel with this charming 3-bedroom, 1-bathroom house, perfectly set on a level 1/4 acre leafy allotment. Step inside to find a spacious, carpeted living room, ideal for relaxing and entertaining. The open plan kitchen and dining area boast a functional kitchen with an electric stove and a picturesque window view overlooking the backyard, making meal preparation a joy. This delightful residence features three generously sized bedrooms, two of which are equipped with built-in robes, providing ample storage space. The bathroom is designed for comfort and convenience, offering a separate bath and shower. Additional amenities include a laundry room, an attached double carport, and a versatile garage/workshed located at the rear of the property, catering to all your storage and workshop needs. Outside, the expansive backyard presents endless opportunities. It's the perfect playground for children and pets, with plenty of room to develop an entertainment area or redevelop to your desires. Situated in an affordable and central location, this home is just steps away from the primary school, ensuring easy school runs. Enjoy the convenience of nearby cafes and the central Avenel area, enhancing your lifestyle with dining and shopping options within walking distance. This property offers great potential for further improvement, making it an ideal investment for those looking to create their dream home. Don't miss the chance to own this gem in a prime location - it's a fantastic opportunity for first-home buyers and investors alike.