

# 45 Merton Street, Altona Meadows, Vic 3028

THE AGENCY

## House For Sale

Sunday, 23 June 2024

45 Merton Street, Altona Meadows, Vic 3028

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



William Pendlebury  
0458585585

**\$690,000 - \$740,000**

Expressions of Interest closing Tuesday 16th July 12:00pm (Unless Sold Prior). Renovated throughout its single level spaces so that immediate appeal is matched by the certainty of long term enjoyment, this ideally situated home represents a winning Merton Street move. The privacy and personality of its proportions, both inside and out, are complemented by the ultimate convenience of a location that puts Altona Meadows Primary School literally moments' walk away. Proximity to Shaw Reserve, Central Square Shopping Centre and Laverton Station further illustrate the allure of a setting that's always within easy reach of cycling and walking trails and Altona beach. The substantial dimensions of the separately zoned yet desirably linked living and dining areas are defined by a distinctive sense of modern style featuring quality carpets in the living space and elegant, low-maintenance timber flooring in the dining domain. An open-plan kitchen that delivers its own significant size reveals crisp, clean lines, designer cabinetry, contemporary appliances and perfect presentation. Attractive accommodation comprising three double bedrooms, each with built-in robes, is arranged around a central bathroom where a separate bath and shower, bespoke black tapware and modern freshness leave a lasting impression. A separate toilet and a separate laundry add to the appeal of a home that meets every need with a beautiful balance of ease, elegance and efficiency, enhanced by the complete comfort of ducted heating throughout plus split system heating/cooling in the living space. A covered outdoor space creates a private context for alfresco entertaining, with the capacity to serve as a carport if and when so desired, on an allotment that also offers the flexibility of a lock-up garage/workshop/storage and driveway space for two further cars. A lockup gate and additional garden shed complete the outdoor surroundings of this immediately pleasing, warmly welcoming property.