

5 Avoca Court, Brookfield, Vic 3338



House For Sale

Wednesday, 10 July 2024

5 Avoca Court, Brookfield, Vic 3338

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 988 m2

Type: House



Ricky Frew

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\$699,000 - \$749,000

Situated in the sought after Brookfield pocket, this property is strategically located in close proximity to schools of all levels, including the brand new Binap Primary School, Woodgrove Shopping Centre, walking tracks, parks and provides easy access to the Western Freeway. Sitting on an impressive 988m² (approx.) parcel of land, this original home provides the opportunity for any astute buyer to purchase a stunning quality home in a great location! Upon entering through the double French doors you are greeted with a huge lounge room featuring a ceiling fan which provides the ideal space for the whole family to enjoy. Connected to this well positioned lounge is the study, which boasts plenty of space to utilise as a home office, separate bedroom or kids play area. This amazing property comprises of four great sized bedrooms, including large master with walk in robe and renovated ensuite that features larger shower, porcelain tiling and heat lamps. The remaining three bedrooms all feature ceiling fans, built in robes are all serviced by a bright central bathroom which boasts a spa bath with showerhead, separate toilet and beautiful feature-stained glass window. The property also hosts a large laundry that holds ample storage and bench space to use, with the option to wall mount your washer/dryer for extra convenience. Moving into the massive open plan area that comes equipped with a stunning kitchen that boasts a dishwasher, huge bench space, gorgeous 900mm gas cooktop and oven with multiple baking compartments and ample cupboard space. This overlooks the enormous living and dining area that holds plenty of space for everyone, whether its entertaining, family dinners or a movie night this property has you covered. Massive floor to ceiling windows bathes the area in natural sunlight along with the indoor Conara, ceiling fan and wall air conditioning unit that provides total climate control in any weather. Moving outside the backyard features massive amounts of grassed area for the kids/pets to run and play while being overlooked by the outdoor pergola, creating the perfect entertaining space. The backyard provides drive through access from the double car shed, hosting enough space to utilise as a workshop for the car enthusiasts and is accessible via the front carport at the front of the home. While access from the rear of the home via Coburns Road, allowing easy access and storage of cars, trailers, boats and much more. The side of the property also holds space to use and double garden sheds allowing extra storage to utilise. Additional features of this home include: evaporative cooling, in built speaker system throughout, ceiling fans throughout, floorboards throughout, indoor Conara, drive through access, rear access via Coburns road and so much more! This property will not last long so call Shane today to book your inspection! (Photo ID is Required at all Open For Inspections) At YPA Melton "Our Service Will Move You" **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor/ agent and agency.