

**54 Riverside Avenue, Avondale Heights, VIC, 3034**



**House For Sale**

Tuesday, 3 September 2024

54 Riverside Avenue, Avondale Heights, VIC, 3034

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## **FAMILY PERFECTION ON A GRAND SCALE!**

Beyond the stunning facade, this sensational home delivers an environment of family perfection with its flexible floorplan, high-end inclusions and perfect position in one of Avondale Heights most popular riverside neighbourhoods.

Filled with natural light, the vogue interior showcases four generous bedrooms (large master with its own WIR & ensuite), equally-stylish main bathroom with freestanding tub and guest powder room (3 toilets in total).

Add to this a dedicated study, secondary living area and expansive open living/dining area complemented by a gourmet kitchen with custom soft close cabinetry, Smeg & Bosch appliances including and butlers pantry with wine rack.

Sliding doors reveal a north facing alfresco-style entertaining merbau deck with café blinds & custom built outdoor kitchen with natural gas, plus single remote garage with shelving, internal entry and additional driveway parking.

This remarkable residence also includes zoned ducted heating/refrigerated cooling throughout, 2.7m ceilings throughout, engineered timber flooring, steel spine feature staircase with glass panels, square set cornices, in-built speakers, double brick/double storey parting wall, custom floating cabinetry in lounge rooms, 4kw 16 panel solar system, laundry chute and much more!

A true entertainers delight specifically built by the owners FOR the owners, inspection will impress!

DAVID GIGLIOTTI - 0411 824 854

Property Code: 3434