

**60 Kevin Avenue, Ferntree Gully, Vic 3156**



**House For Sale**

Thursday, 11 July 2024

60 Kevin Avenue, Ferntree Gully, Vic 3156

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 7**

**Area: 764 m2**

**Type: House**



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## **Auction (\$1,000,000 - \$1,100,000)**

Set on a generous block of approximately 764 sqm, this versatile home features two fully equipped units, offering endless potential for first-time buyers, renovators, investors, developers (STCA), or larger families seeking ample space to spread out. For unit one, situated along the right wing of the home, are three generously sized bedrooms, each fitted with built-in robes. The main bathroom boasts a large spa with an added shower head for convenience. The living room, featuring a glass sliding door, opens to the front porch and overlooks a spacious front yard, ideal for enjoying your morning coffee or watching the kids play. The living area seamlessly flows into the kitchen, which offers ample bench space and is equipped with a gas oven and cooktop. Additional features include a laundry, evaporative cooling, a wall heater, and a wall AC unit in the living room. For unit two, the layout begins with a spacious living room at the front, which flows into the first bedroom. This bedroom features built-in robes on either side and has a separate WC for added convenience. The adjoining kitchen is equipped with a gas cooktop and oven, along with a laundry area. Towards the rear of this unit, you'll find another living room, study room, and bathroom. Additional features include ceiling fans and a wall AC unit in the living room. Both units share a three-car garage and a courtyard, offering a practical and versatile use of space. This arrangement provides opportunities for potential rental income, subdivision (STCA), or accommodating larger families seeking a spacious home with dual living options.

**FEATURES:**

- 764 sqm Approx Land Size
- 3 Car Garage Shared
- Front Gate Unit 1: • 3 Bedrooms with built-in robes • 1 Bathroom • Kitchen with Gas Cooktop and Oven • Living • Laundry • Front Porch • Evaporative Cooling • Wall Heater in Living Room • Wall AC unit in Living Room
- Unit 2: • 1 Bedroom plus 1 study • 1 Bathroom • Separate WC • Kitchen with Gas Cooktop and Oven • Living • Laundry • Wall AC unit in Living Room • Ceiling Fans

**LOCATION:** This home is ideally located with close proximity to many amenities. Education is easily accessible with Ferntree Gully North Primary School, St. John the Baptist School, Wattle View Primary School, Mountain Gate Primary School, Fairhills High School, Boronia K-12 College, St. Joseph's College, and Upwey High School all nearby. Shopping needs are conveniently met with Mountain Gate Shopping Centre and Westfield Knox Shopping Centre, both offering a variety of retail, dining, and entertainment options. The closest train station is Ferntree Gully Station, providing easy access to public transport and connecting residents to Melbourne's CBD. For outdoor options nearby, enjoy walking distance to HV Jones Park, and HV Jones Reserve. On Site Auction Saturday 27th of July at 3:30pm