

8 Patricia Avenue, Montrose, Vic 3765



House For Sale

Wednesday, 26 June 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 884 m2

Type: House



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\$700,000-\$770,000

Relishing the refreshing ambience of renovated spaces, this fabulous residence offers a tranquil respite for families or investors from its 884sqm approx. corner position, whilst boasting enviable convenience to local shops, cafes and public transport. Neutrally toned and flooded with natural light, the home's beautiful layout enjoys a modern open plan design that sees the stylish kitchen overlooking the living and dining zone, whilst showcasing stone benchtops, glass splashbacks, 900mm appliances (induction cooktop and oven), Haier dishwasher, soft-close cabinetry, large undermount sink plus an island bench. Delivering fabulous accommodation for the family, there are three generously sized bedrooms; two boasting built-in-robos and serviced by a family bathroom and separate toilet. Leading out from the laundry, a magnificent covered deck brings outdoor entertaining to life, accompanied by a glorious backyard, where dreams of subdividing or extending can be pursued (STCA). The home additionally enjoys the benefits of ducted heating, split system air conditioning, 2 crossovers, plus gated access to the backyard (from Aileen Avenue) for secure vehicle/trailer parking, with a concreted area slab with power offering the ideal space to construct a garage or workshop. Brilliantly situated for a fabulous lifestyle, walking distance to Montrose shops and eateries, Montrose Community Playground and Montrose Primary School, close to Billanook Primary School, Yarra Hills Secondary College, Billanook College, walking trails and transport.