

**9 Howard Avenue, Ringwood East, Vic 3135**



**House For Sale**

Wednesday, 26 June 2024

9 Howard Avenue, Ringwood East, Vic 3135

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 770 m2**

**Type: House**



Rod Burton  
0433132499



Nicole Freene  
0448877387

## **\$1,150,000 - \$1,250,000**

If you're tired of viewing all of the uninspired homes on the market, we invite you to inspect this unique four-bedroom, four-bathroom residence. Situated on approximately 770sqm, in a prime location that is zoned for Ringwood Secondary College, it offers both character and convenience in abundance. The ground floor and subfloor of this residence offer incredible versatility and space to work or pursue one's hobbies, featuring a large office, two bathrooms (one with a spa bath), a sauna, powder room, wet area, an oversized double garage with a rear work area plus plentiful storage. The top floor of this home, anchored by a large living/dining room and a kitchen with St George cooking appliances, impresses with its radiant natural light, sweeping views of the Yarra Ranges and wrap-around balcony that embraces the entire space. Adorned with storage cupboards, the dedicated sleeping wing comprises four robed bedrooms and two more bathrooms, including an ensuite to the master suite. A laundry grants easy outdoor access, where two patches of lawn and a paved alfresco area provide ample play and entertaining space. Other great features that enrich this family package include a camera intercom doorbell, a gas wall heater, ducted vacuum, an alarm, solar roof panels, an electric hot water service, four water tanks (including one that flushes a toilet), a shed, two clotheslines, a greenhouse and handy off-street parking. Incredibly located, it is situated within walking distance of bus stops, reserves, Bedford Road shops, Ringwood East Train Station and Village, Heathmont Train Station and Village, Eastwood Primary School, Tintern Grammar and Ringwood Secondary College. It is also only a few minutes' commute to Aquinas College, Aquanation, Eastland and EastLink. Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.