

**2/552 Morwell Avenue, Bundoora, Vic 3083**

Rata & Co.

## Townhouse For Sale

Sunday, 23 June 2024

2/552 Morwell Avenue, Bundoora, Vic 3083

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Mary Ali

0425782093

## AUCT ESR \$700,000 - \$740,000

This well positioned, beautifully presented townhome is within walking distance to Bundoora Square shops, local schools and the #86 tram providing easy access to La Trobe Uni and the CBD in the south, and RMIT Uni and Uni Hill to the north. Spacious and light filled, the free flowing floor plan offers an open lounge that flows through the dining area to the modern kitchen featuring stainless steel appliances and loads of bench and cupboard space. Sleeping accommodation offers three generously sized bedrooms, including downstairs master with walk through robe to two way central bathroom, plus two upstairs bedrooms, including second master with walk in robe and direct access to the shared bathroom. Additionally, you will enjoy the added bonus of a private courtyard with decking and artificial grass for year round enjoyment, separate laundry, under stair storage, split-system heating and cooling, carport and so much more. Look no further for an ideal first home, investment or home for your growing family. Enquire and inspect today. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.