

1/11 Rotherwood Avenue, Mitcham, Vic 3132



Unit For Sale

Saturday, 29 June 2024

1/11 Rotherwood Avenue, Mitcham, Vic 3132

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 82 m2

Type: Unit



Michael Gurry

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Contact Agent

This centrally located villa unit will be hotly contested, enjoying its own street frontage and generous proportions across a prized single level. The home enjoys naturally lit spaces that are larger than most comparable properties. It boasts a spacious living room to the right of the entry, and this flows effortlessly to a dining area and a well-equipped kitchen with a stainless-steel cooktop and underbench oven, a dishwasher, and an abundance of storage options. Two sizeable robed bedrooms, an updated central bathroom, and a separate toilet complete the internal accommodation. Those who enjoy spending time relaxing or entertaining outdoors will be delighted to discover a private north-facing courtyard framed by established greenery. The paved open-air space is the perfect place for alfresco endeavours, and as it is fully fenced, it's a place where children and pets can play safely. Additions that add further appeal include gas ducted heating, split system heating and cooling, a full-sized laundry, a single lock-up garage, and a highly coveted position near a range of desirable amenities. You're close to Mitcham Train Station, local buses, open green spaces like Halliday Park and Yarran Dheran Nature Reserve, and popular schools, including Whitefriars College. You're also amongst a variety of shopping precincts such as Eastland, Tunstall Square, Westfield Doncaster, and Mitcham's own Britannia Mall with Coles and specialty shops. Whether you're looking to purchase as an owner-occupier or a savvy investor, this sensational property's pristine presentation and prime position are guaranteed to impress, so inspect without delay. 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.