

**2/9-11 Lorica Avenue, Broadmeadows, Vic 3047**



**Unit For Sale**

Monday, 8 July 2024

2/9-11 Lorica Avenue, Broadmeadows, Vic 3047

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Marco Sansoe  
0406072953

## **PRIVATE SALE | \$450,000**

Offering the perfect blend of comfort and convenience, this immaculate, single-level, street-facing villa, freestanding and nestled within a charming block, is positioned for easy, low-maintenance living. The bright two-bedroom home is privately fenced with its own driveway, and offers spacious living and dining areas. The ample kitchen provides for the home cook, and two bedrooms comfortably accommodate with built-in robes, the central bathroom offers a separate bathtub and shower, and there's a full size internal laundry with a door to the north-facing courtyard which is partly covered, creating a fantastic alfresco dining option. Ducted heating, split system cooling, roller shutters, automatic garage and an additional off-street parking space complete this brilliant offering, which is the ideal choice for both first home buyers and those looking to downsize without compromising on lifestyle, in an accessible and convenient location just metres from Penola College and 550m from buses taking you to Broadmeadows central and beyond.