

**6/58 Adeney Avenue, Kew, Vic 3101**

**Nelson Alexander**

**Villa For Sale**

Tuesday, 25 June 2024

6/58 Adeney Avenue, Kew, Vic 3101

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Cameron Ingram  
0398548888



Tao Sheng  
0422755345

## **Auction \$695,000 - \$760,000**

Wonderfully positioned in a boutique block of six with delightful street appeal, this spacious single level villa unit ticks all the right boxes for low maintenance inner-city living, with its own private courtyard, pristine interiors, and peaceful park side location. Beautifully updated with polished timber flooring throughout, discover two spacious robed bedrooms, a bright central bathroom with separate bath, and a modern kitchen with gas cooking and premium appliances. The heart of this refined space is the light-drenched open plan living area, where generous picture windows frame the verdant park vistas from adjacent Victoria Park, equipped with reverse-cycle air conditioning, ensuring a comfortable environment year-round. Outside, discover a private, landscaped patio and courtyard, providing a serene alfresco retreat ideal for quiet reflection or entertaining with guests. Add to this, the convenience of a lock up garage and second car space for easy off-street parking. Located conveniently between the High Street and Cotham Road tram lines and near bustling Kew Junction cafes, restaurants, schools and freeways, professional couples, first homeowners, or buyers looking to downsize (not downgrade!) will relish in this terrific opportunity, where low maintenance living, scenic charm and modern amenity effortlessly combine. There's plenty to love!