

Sold



41 Montpellier Drive, Avondale Heights



## PICTURE PERFECT LIVING IN SOUGHT AFTER LOCALE!

Stunningly positioned in a tightly held and premier Avondale Heights pocket is this much-loved brick veneer home which is destined to have widespread appeal.

First time offered for sale, this original north facing property provides an immediate lifestyle of enjoyment and family flexibility after being immaculately cared for over the years. A generous interior comprises three bedrooms, large lounge room, main bathroom, separate WC, good-sized kitchen / meals and complimented with gorgeous established gardens front to back and a lovely rear verandah to enjoy all year round.

Add to this new reverse cycle A/C with inverter, original polished floorboards in master bedroom, new carpet in lounge and hall, roller shutters, separate laundry and a single garage via gated side drive.

Within a short distance to public transport and Milleara Shopping Centre, sporting facilities and local primary schools, local parks, Maribyrnong River trails, as well as easy access to Highpoint Shopping Centre and major arterials.

Land Size - 550sqm (approx)

DAVID GIGLIOTTI - 0411 824 854

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<b>Price</b>	SOLD for \$900,000
<b>Property Type</b>	residential
<b>Property ID</b>	1553
<b>Land Area</b>	550 m2

### Auction

Saturday 21 October, 11:30 AM

### Agent Details

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### Office Details

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**MOONEE VALLEY** REAL ESTATE