

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

3 Beds 1 Baths 1 Cars  
550 m2

**Price** SOLD for  
\$900,000

**Property Type** Residential

**Property ID** 1553

**Land Area** 550 m2

### Agent Details

David Gigliotti - +61411824854

### Office Details

Avondale Heights  
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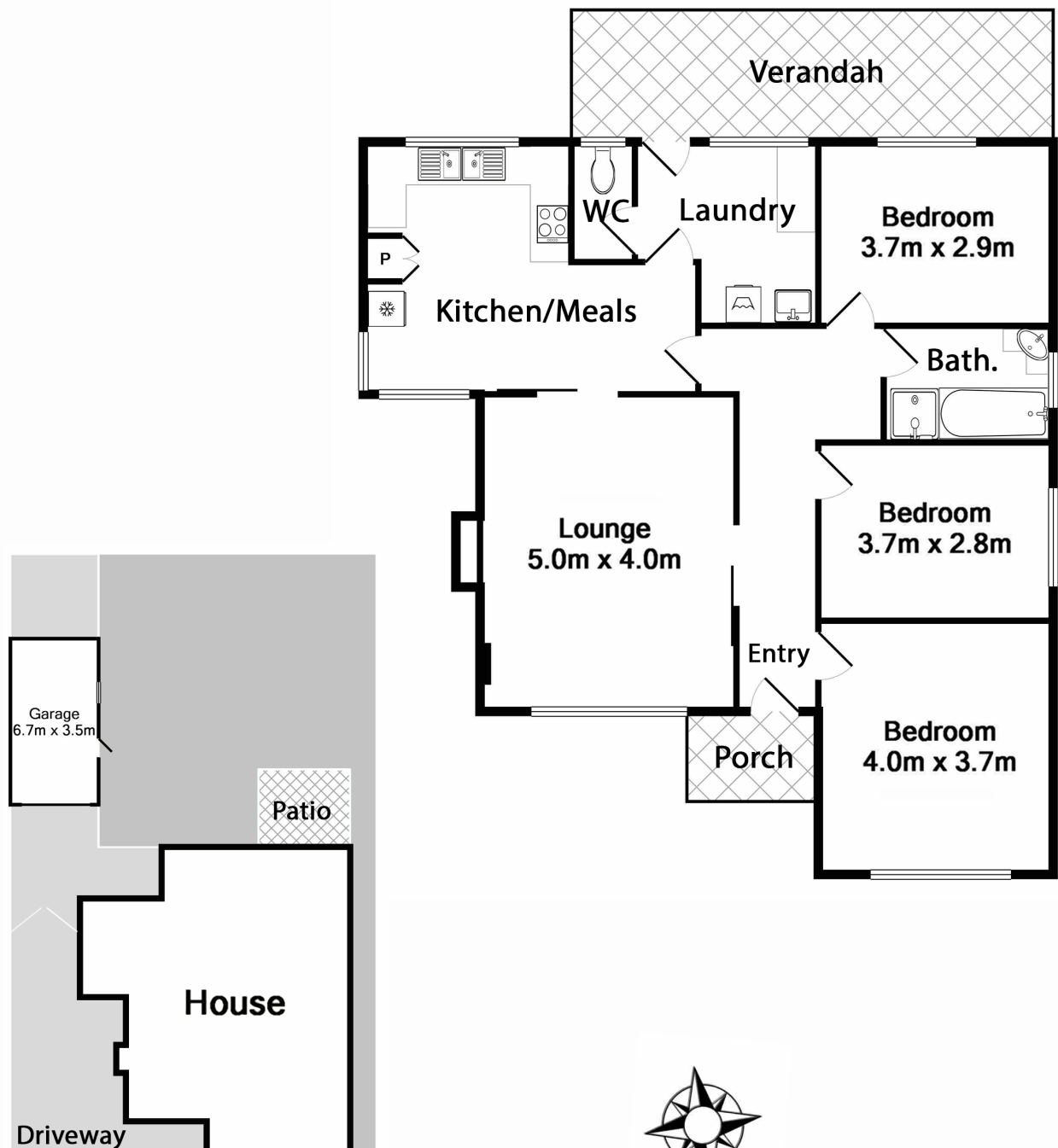
Centre and major arterials.

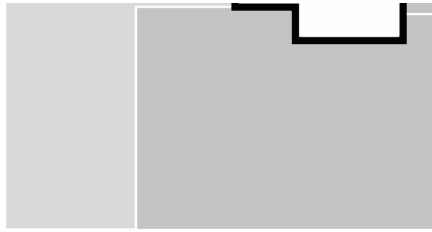
Land Size - 550sqm (approx)

DAVID GIGLIOTTI - 0411 824 854

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.