



## EXCEPTIONAL CORNER LOCATION!

This attractive and comfortable brick veneer home on 540sqm (approx) is perfectly located in one of the most sought-after locales on the fringe of St. Bernard's Estate and within walking distance to all amenities including schools, shops and public transport.

A flexible and spacious floorplan showcases 3 good size bedrooms (BIR's in 2). Huge formal lounge room, well-appointed kitchen with meals area, sitting room / study, excellent double carport and rear shed, gazebo and storage room.

Kept well over the years, this is the perfect choice that offers an array of possibilities whether you are looking at redeveloping (STCA), renovating or investing.

DAVID GIGLIOTTI – 0411 824 854

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

3 1 2

<b>Price</b>	SOLD for \$881,000
<b>Property Type</b>	residential
<b>Property ID</b>	1560
<b>Land Area</b>	540 m2

### Auction

Saturday 18 November, 11:00 AM

### Agent Details

David Gigliotti - +61411824854

### Office Details

Avondale Heights  
151 Military Road Avondale Heights VIC  
3034 Australia  
03 9337 5066

**MOONEE VALLEY** REAL ESTATE