



60 Canning Street, Avondale Heights



## EXCEPTIONAL CORNER LOCATION!

First time offered for sale and situated in one of Avondale Heights most popular pockets with all major amenities close by is this well-kept brick veneer home that provides an environment of immediate functionality and convenience along with outstanding opportunities for those looking to rebuild or re-develop (STCA) being clear of Melbourne Airport overlay.

The home's current floorplan includes 3 bedrooms (2 with BIR), central bathroom, kitchen / dining area, spacious front lounge and a rear sunroom.

Add to this a double length garage, gas ducted heating and a spacious backyard with additional off-street parking.

Positioned perfectly only walking distance to local primary school, public transport, local shops/cafes and minutes from Highpoint and easy freeway access.

This is definitely one worth waiting for!

Land approx – 660sqm (approx).

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.

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**Price** SOLD for \$935,000  
**Property Type** residential  
**Property ID** 2058  
**Land Area** 660 m2

### Auction

Saturday 1 February, 12:00 PM

### Agent Details

David Gigliotti - +61411824854

### Office Details

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**MOONEE VALLEY** REAL ESTATE