

Sold

## 11 Madeline Court, Avondale Heights

### Inspection Policy

Please note the following conditions of entry:  
Inspections are by appointment only.  
Please do not attend if you or someone who has been in contact with has a suspected case of COVID-19.  
Face masks must be worn at all times.  
Sanitise your hands before entering.  
Avoid touching any surfaces inside the property.  
Maintain social distancing requirements.

## Quality Built Home With Family Appeal!

First time offered for sale, this substantial & much-loved family home in the heart of Avondale Heights provides the perfect family environment of outstanding space and floorplan versatility.

The home's immaculately presented and open plan interior showcases 3 bedrooms (large master with ensuite & WIR) all with built-in robes, additional bathroom and 3 toilets in total.

Multiple living zones include upstairs retreat, formal lounge and dining leading to the family sized meals area and adjoining well-appointed kitchen with stainless steel appliances including dishwasher as well as an expansive rear rumpus room.

Other features of this AV Jennings built home include wall unit heaters, split system heating & cooling, plenty of storage throughout, large laundry, under-stair storeroom, roller shutters, double garage, undercover patio and huge backyard with shed and surrounded by established gardens.

Perfectly positioned in a quiet cul de sac, it is walking distance to Milleara Shopping Centre and cafes, close to quality schools (including St Martins Primary & PEGS), Highpoint, local transport and easy access to the Calder Freeway & CBD.

Land size – 663sqm 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.

 3  2  2  663 m2

<b>Price</b>	SOLD for \$1,130,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2274
<b>Land Area</b>	663 m2

### Agent Details

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### Office Details

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**MCONEE VALLEY** REAL ESTATE