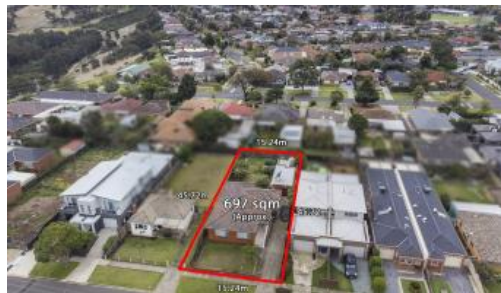


40 Robson Avenue, Avondale Heights



## DIMENSIONS TO EXCITE!

LAND SIZE: 697 m2 (50 X 150FT)

Situated in a highly popular and central location offering immediate access to Coles, schools, shops and walking distance to the Maribyrnong River, this well-kept and elevated brick veneer home occupies an outstanding and much sought after 697 sqm of land, making it ideal for further development (S.T.C.A).

With a north facing backyard and set over a vast floorplan, this elevated brick veneer home offers 3 large bedrooms, central bathroom, large formal lounge continuing into good sized kitchen and adjoining meals area that overlooks the established gardens and single brick garage to the rear.

Also close to a range of sports and recreational facilities, Thompson Reserve and Maribyrnong River trails, local primary schools, public transport and Military Road shops, as well as easy access to Highpoint, Calder Freeway and the Western Ring Road.

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 1 697 m2

<b>Price</b>	SOLD for \$1,110,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2754
<b>Land Area</b>	697 m2

### Agent Details

David Gigliotti - +61411824854

### Office Details

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

**MCONEE VALLEY** REAL ESTATE