



# FOR SALE

## “CHARM AND CHARACTER”

Auction Sunday 23rd June 1pm.

This beautifully maintained 1 owner family home has been loved, cared for and built by the family in 1969.

Set on a corner allotment of Approx. 670m2 with subdivision potential (STCA) this magnificent home is now ready for a new family.

Perfectly located only minutes to Vermont South Shopping Precinct, Primary and Secondary Schools/Colleges, Public Transport, Parkland, Sporting Grounds, Major Arterial's, Freeways and just moments from the Glen Shopping Precinct, Forest Hill Chase and all the conveniences Vermont South & Glen Waverley have to offer.

Features include; Spacious open plan kitchen with large meals area and family room, huge separate lounge room and dining room, outdoor entertaining, featuring alfresco veranda, deck and bbq court yard area, 4 generous bedrooms, 2 bathrooms, 2 toilets, gas-ducted heating, ducted vacuum, split system air conditioning, ceiling fans, built in robes, timber floors under carpet, work shop double garage, rear yard access, established gardens and so much more. Hurry! Opportunity like this is rare and hard to find!

Thinking of selling now or in the future? For a free market appraisal Call Lou 0417-166-668 / Leeanne 0404-261 469 or email [lou@atrealty.com.au](mailto:lou@atrealty.com.au)

Statement of information will be available to inspect at the property. Inspection times and property availability are subject to change without notice. Photo identification required at inspections. Disclaimer. All information contained herein is gathered from sources we believe to be reliable. We cannot however guarantee its accuracy and interested parties should make and rely on their own inquiries.

4 BED | 2 BATH | 3 CAR

PRICE:  
Auction

OPEN FOR INSPECTION:  
N/A



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Residence - 160 m<sup>2</sup>

Scale in metres. Indicative only. Dimensions are approximate. All information contained

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

# 6 Consort Avenue, Vermont South

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