

**SOLD**

## RENOVATE/REDEVELOP - WALK TO EVERYTHING!

A haven of happy memories, this one owner home sits a mere hop, skip and a jump from Stud Park shops and offers the ideal setting to raise a family or consider the redevelopment options on 723sqm approx. (STCA).

Certain to polish up beautifully if renovation is more your thing (STCA), this elevated residence offers the appeal of high ceilings and hardwood floorboards that flow from the entry hallway through to the lounge room with windows facing out over the front verandah.

Delightful doors link through to the formal dining room, while the kitchen is accompanied by a casual meals zone and boasts a gas stove, Westinghouse wall oven plus a Dishlex dishwasher.

Continuing along the hallway, you'll find the three good-sized bedrooms, all conveniently serviced by a family bathroom, powder room and lengthy laundry with double trough.

Greeting you as you step foot outside, a covered entertaining zone provides space for the family to relax and entertain, whilst looking out over the north-facing backyard that's filled with fruit trees and complemented by vegetable gardens for growing your own produce.

Added comforts include ducted heating, split system air conditioning, cellar/storeroom, driveway parking plus a double garage with workshop and internal access.

Enviably convenient, walking distance to Rowville Primary, Rowville Secondary, Stud Park Shopping Centre, reserves and buses, whilst only a short drive to Monash and EastLink Freeways.

Photo ID required at all open for inspections.

**3 BED | 1 BATH | 2 CAR**

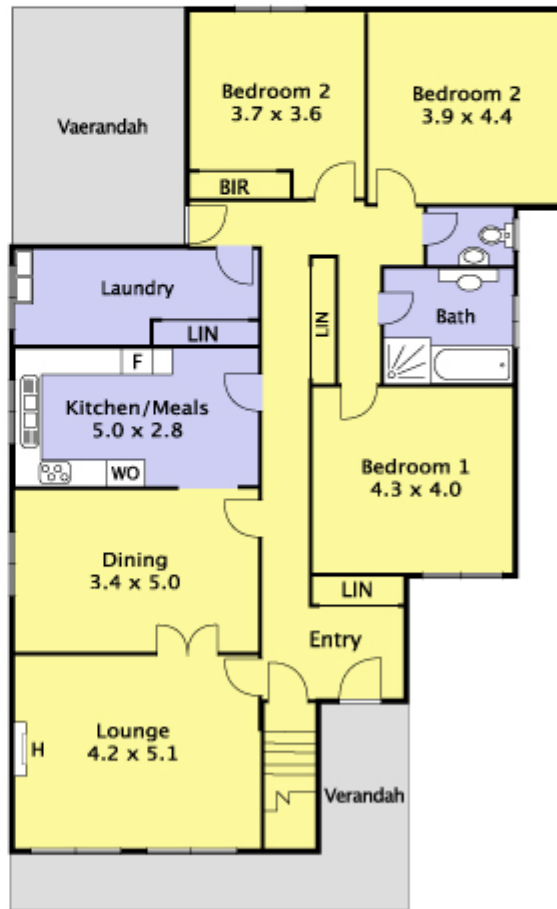
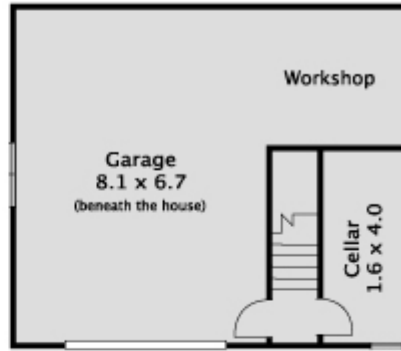
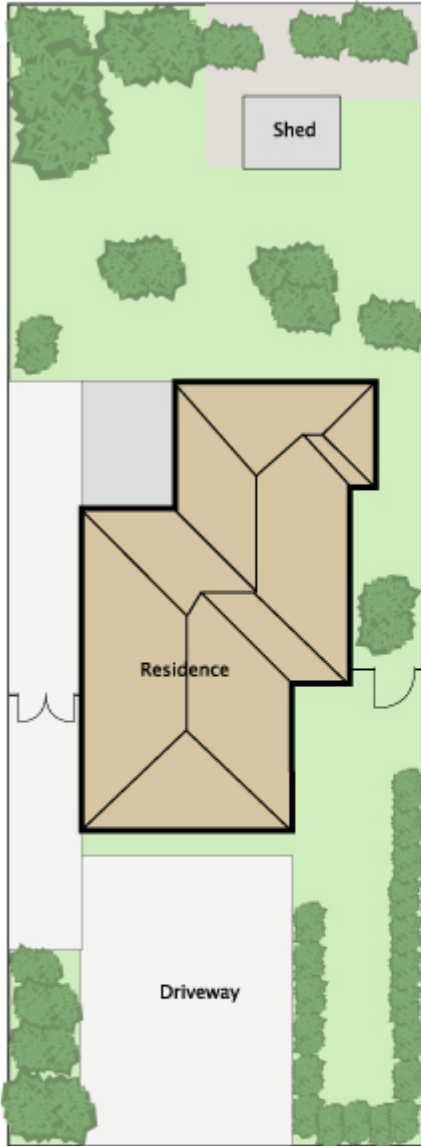
**PRICE:**  
\$750,000

**OPEN FOR INSPECTION:**  
N/A



**Marko Ghattas**  
**0403170130**  
marko@atrealty.com.au  
[www.lucianorealty.com.au](http://www.lucianorealty.com.au)

# 14 Avalon Road ROWVILLE



"While every precaution has been taken to verify this information, it does not constitute any representation by the agent or vendor".

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.