



**SOLD**

## STUNNING VALLEY & MARIBYRNONG RIVER VIEWS!

**\*\*ONLINE AUCTION - BIDDING BY REGISTRATION ONLY WITH GRAYS ONLINE\*\***

AUCTION OPENS SATURDAY 28TH AUGUST AT 1.00PM AND CLOSSES TUESDAY 31ST AUGUST AT 7.00PM

PLEASE CONTACT DAVID FALCONE 0413 116 717 TO REGISTER OR REGISTER VIA THE LINK BELOW

<https://www.grays.com/lot/0001-7033252>

3 comfortable bedrooms, 2 with BIR's  
3rd bedroom with full ensuite, kitchenette & balcony  
Study area/4th bedroom  
Spacious lounge room with open fireplace  
Neat kitchen  
Separate dining room  
Appealing two-way bathroom, 2 toilets  
Double carport  
Large allotment approx. 751m2  
Potential development site (STCA)  
Backing onto scenic Maribyrnong River parkland, Maribyrnong River Trail & Medway Golf Club  
Brilliant location, within walking distance to Military Road shops, close to city-bound transport, elite schools & Highpoint Shopping Centre

Features: high ceilings, polished floorboards, paved private courtyard area & garden shed

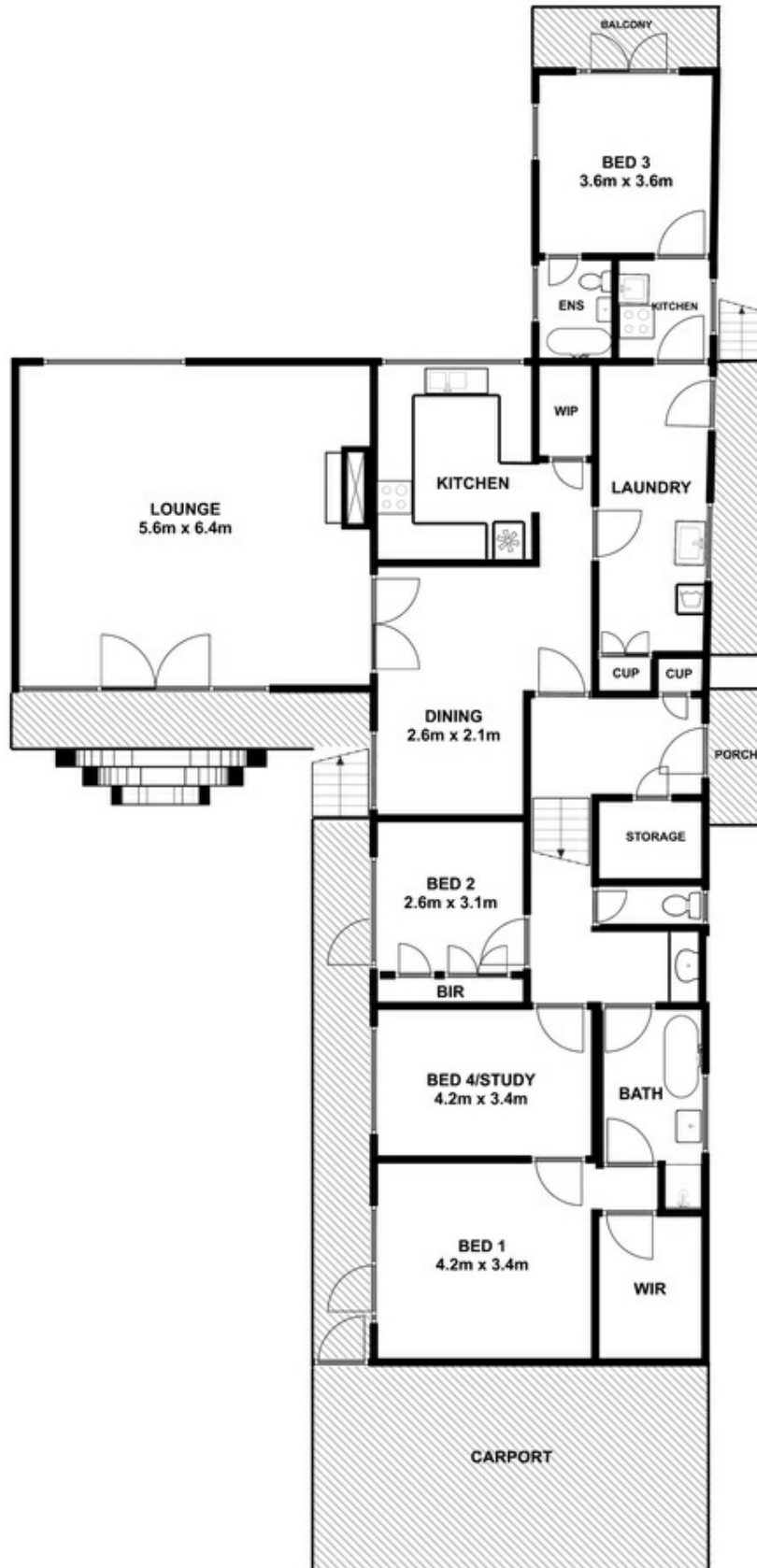
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$951,000

**OPEN FOR INSPECTION:**  
N/A



**David Falcone**  
**0413116717**  
davidfalcone@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



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.

David Falcone

041346711

davidfalcone@atrealty.com.au

www.atrealty.com.au

51 Canning St, Avondale Heights

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



