



## FOR SALE

### CHARMING FEDERATION IN A PRIZED POSITION!

This well maintained & loved federation style family residence is sure to impress. A sought after setting right on Altona Green Park highlights the huge family appeal of this exceptional home, where indoor style is matched by outdoor surroundings to ensure enjoyment for everyone. Great spaces make daily life a delight and entertaining easy - and the park is like your personal playground!

- Comprising of 3 carpeted bedrooms with BIR's.
- Main bedroom is spacious with an ensuite & WIR.
- Huge rear living/kitchen/meals area.
- Central spacious bathroom with bathtub.
- Separate laundry with access outside to side alfresco area.
- Single remote lockup garage with access to the rear.
- Second sun filled alfresco ideal for entertaining.
- Gorgeous manicured gardens set on 571m2 of land.
- Extras include evaporative cooling, ducted heating, solar electricity, dishwasher, window furnishings, sunblinds, water tank, garden shed & much more.

It's a pleasant stroll across the park to Altona Green Primary School from an ideal address that also offers desirable proximity to Cheetham Wetlands, The 100 Steps of Federation, sports facilities, Central Square shopping center, easy freeway access and public transport.

An opportunity you wont want to miss, contact Joseph Hanna on 0423 966 320 today to register your interest!

3 BED | 2 BATH | 3 CAR

PRICE:  
\$640,000 - \$680,000

OPEN FOR INSPECTION:  
N/A



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Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor and agent.

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.