



FOR SALE

CHARMING THREE BEDROOM VILLA

This Villa presents a remarkable prospect for first-time buyers, retirees, and investors in Mulgrave's real estate market. Positioned on a highly desired street, located at the front and occupies approximately 318 square meters of land, one of just two on the block.

Liveable as is but also offering room for improvement, the Villa has three generous bedrooms, all with built-in robes, a central bathroom, and a separate powder room. The kitchen has stainless steel appliances, including a gas cooktop and an electric oven, while the northern sun shines into the spacious lounge and zoned meals area. Other features include, floorboards, ducted heating, air conditioning, and roller shutters.

The property is in close proximity to shops including Waverley Gardens Shopping Centre, M-City Shopping Centre, Springvale Homemaker Centre as well as Mulgrave Private Hospital, Monash Medical Centre and the South Eastern Private Hospital. Close to Albany Rise Primary, Wellington Secondary College and Monash University Clayton Campus and easy access to local parks and reserves, bus routes and the Monash and EastLink Freeways

This villa is worth your attention! It boasts a spacious front yard, while the back of the property has a private courtyard, and access to a secure garage complete with storage. This could also be a great project for those with imagination, to extend or build new (STCA).

Buyers, this is an exceptional opportunity that should not be overlooked!

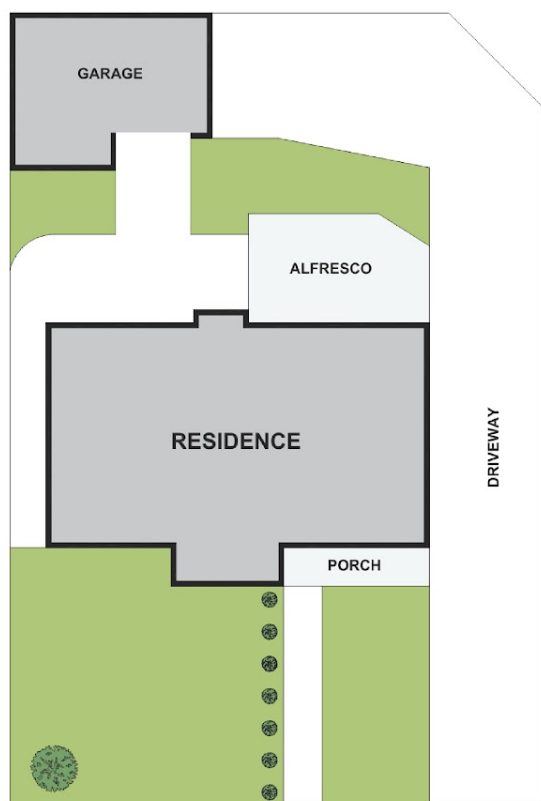
3 BED | 1 BATH | 1 CAR

PRICE:
Auction

OPEN FOR INSPECTION:
N/A



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SITE PLAN



Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

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.