



## Altona North, 44 Cresser Street

### Classic Charm – Low Maintenance

Karl El-Hassan and the team at LJ Hooker Altona North welcome you to a property that effortlessly combines comfort with the ease of low-maintenance living. This inviting 3-bedroom home, boasting an array of delightful features, offers a serene and spacious haven for you and your family.

- 3 Bedrooms with built-in wardrobes: Each of the three bedrooms is designed for comfort and convenience, featuring built-in wardrobes that ensure ample storage space and organized living.
- Expansive living area with fireplace: Step into the spacious living area, where the centerpiece is a charming fireplace. This room offers the ideal setting for cozy evenings with loved ones, making it the heart of the home.
- Dining area: The dining area, complete with a split system, provides a comfortable space for family meals or gatherings. This modern addition ensures



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1

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#### For Sale

\$750,000 – \$800,000

#### View

[ljhooker.com.au/1YPHXN](http://ljhooker.com.au/1YPHXN)

#### Contact

##### Karl El-Hassan

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**(03) 9392 7888**

year-round climate control for your dining pleasure.

- Equipped kitchen: The kitchen is a chef's dream, offering plenty of counter space and a convenient pantry. It's a functional space that caters to your culinary needs and daily routines.
- Timber floorboards: Timber floorboards grace the entirety of the property, lending a touch of timeless elegance to each room while requiring minimal maintenance.
- Separate toilet: For added convenience and privacy, the property includes a separate toilet, alleviating wait times during busy mornings and evenings.
- Huge carport: A generously sized carport accommodates multiple vehicles, ensuring they are both sheltered and secure.
- Roomy shed: An expansive shed is an invaluable addition, offering extra storage space or even a potential workshop area. It's a versatile space that adapts to your specific needs.
- Low maintenance living: Embrace the beauty of low-maintenance living, where you can enjoy your surroundings without constant upkeep. Spend more time doing what you love and less time on chores.
- Location: The abundance of lifestyle attractions in the vicinity, such as Langshaw Reserve, Altona North Primary School, the Second Avenue Grocer, Millers Junction, The Circle's local shops, and Altona Gate, all surrounding this address.

This property presents an ideal opportunity to experience comfortable living with minimal hassle. Make this house your home and enjoy the convenience of modern living in a low-maintenance setting. Contact us today to explore this wonderful property and envision the peaceful lifestyle it offers.

Call Karl on 0401 191 613 or Tassie on 0425 847 731 to inspect today!

Our signs are everywhere&#x2026; For more Real Estate in Altona North contact your real estate specialists!

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however we cannot guarantee its correctness. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matters.



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## More About this Property

<b>Property ID</b>	1YPHXN
<b>Property Type</b>	House
<b>Land Area</b>	376 m <sup>2</sup>
<b>Including</b>	Toilets (1)

**Karl El-Hassan 0401 191 613**

BDM | Sales Executive | [karl.elhassan@ljhooker.com.au](mailto:karl.elhassan@ljhooker.com.au)

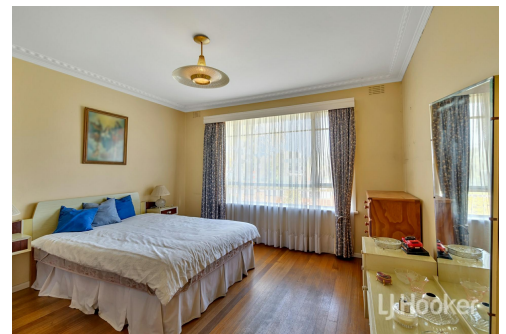
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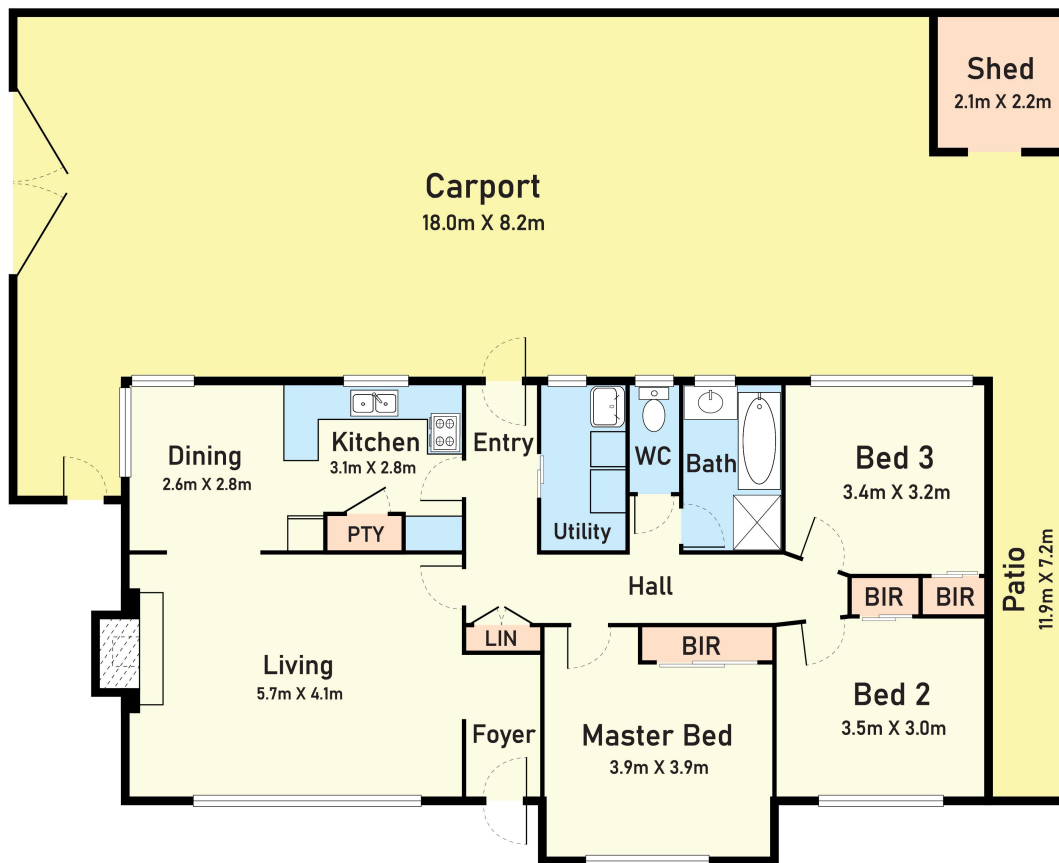
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## Floor Plan

# 44 Cresser Street, Altona North

\* Dimensions are approximate and for illustrative purposes only