



## Altona North, 45 First Avenue

Inviting Family Home with Studio and Expansive Outdoor Entertaining

### The Property

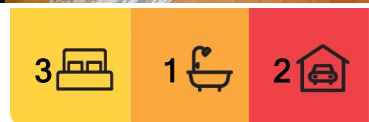
Welcome to 45 First Avenue, Altona North. Offering charm, comfort, and superb convenience, this inviting home is set in a quiet and highly desirable location. Ideal for families, investors, or future development opportunities (STCA), it features three generous bedrooms, a modern kitchen, single garage, additional parking in the carport and a spacious outdoor pergola perfect for entertaining. A separate granny flat/studio adds further versatility, while the prime location places you just moments from Altona Beach, parklands, schools, and vibrant shopping precincts.

### The Point of Difference

- A warm and inviting living area flows seamlessly into the kitchen and dining space, featuring hardwood timber flooring in the living area and tiles underfoot in the kitchen/dining. Showcasing a striking brick archway and a built-in bar enhances the space,



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$910,000 - \$960,000

**View**  
[ljhooker.com.au/2G7DGHG](http://ljhooker.com.au/2G7DGHG)

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**LJ Hooker Point Cook**  
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adding charm and character to the heart of the home.

- The modern kitchen is well-equipped with quality stainless steel appliances, ample cabinetry, a double-door pantry, and a large window framing a picturesque backyard view.
- Three generous bedrooms provide comfortable accommodation, while the well-appointed bathroom features a walk-in shower, bathtub, stylish vanity, and a separate toilet.
- A fantastic bonus, the separate granny flat/studio at the rear of the property includes a bedroom, ensuite, and kitchenette, ideal for extended family or a private retreat.
- Set on an approximately 557m2 allotment, the home's timeless red brick facade is complemented by beautifully maintained gardens and a brick fence, while the covered pergola offers an inviting setting for outdoor dining and entertaining.
- Additional features include a single garage, carport parking, separate laundry, ducted heating, 3kw solar panels, quality window furnishings and light fittings throughout.

#### The Point of Interest

Boasting exceptional convenience, this property is within walking distance of Altona North Primary School and Bayside P-12 College, making school drop-offs effortless. Enjoy easy access to the stunning Altona Beach and Altona Coastal Park, while the vibrant shopping and dining precincts of Millers Road and Altona Esplanade are just moments away. With nearby bus and rail transport options, this home is perfectly positioned for commuters, offering the ultimate in connectivity and lifestyle.

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 or agent. Any school zoning stated based is on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 17/03/25.

## More About this Property

<b>Property ID</b>	2G7DHGH
<b>Property Type</b>	House
<b>Land Area</b>	557 m2

#### Natalie Newdick 0451 992 994

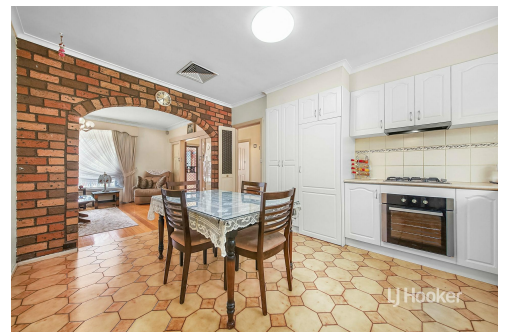
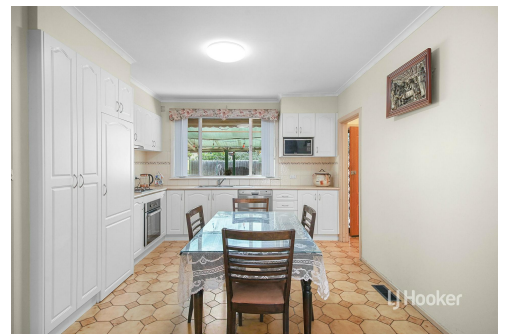
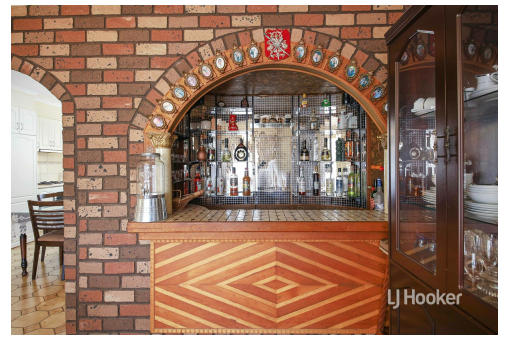
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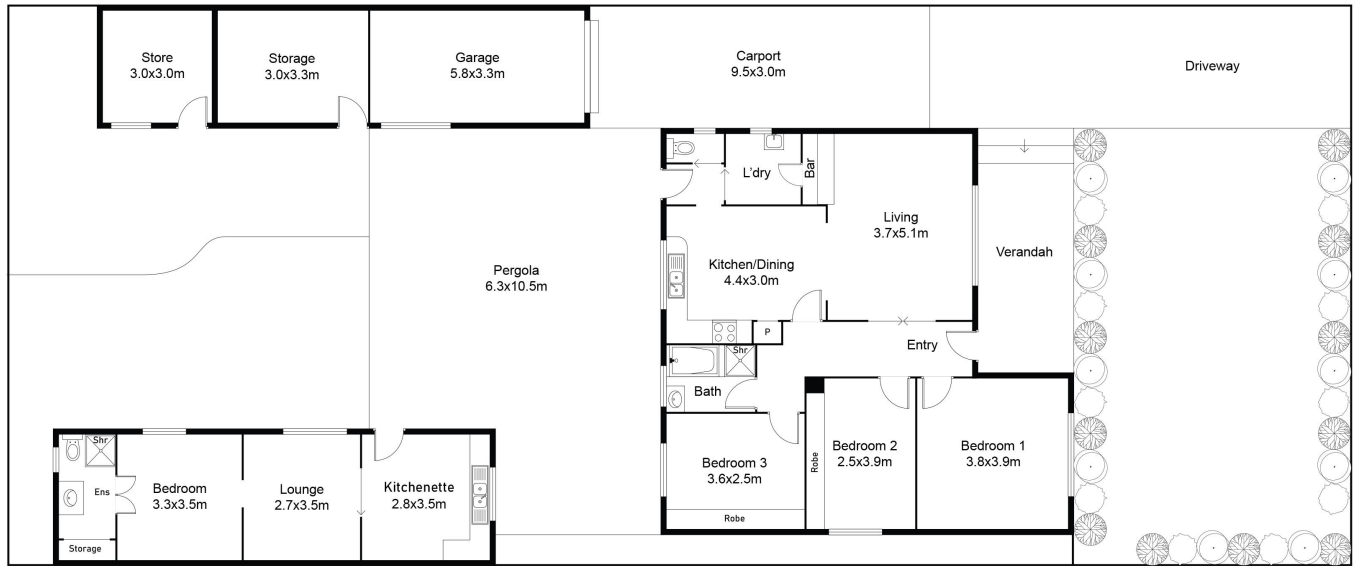
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Realty Photos Wyndham gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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