



Altona North, 47 First Avenue

Charming Home with Granny Flat/Studio in a Fabulous Location

LJ Hooker Property Point proudly presents 47 First Avenue, Altona North. Positioned for a lifestyle of leisure, this traditionally appointed family home offers endless appeal, minutes from Altona Beach and Esplanade and within walking distance of local shops, schools and parklands. Charm and character abound throughout two living spaces, three bedrooms and one bathroom, while an entertainers pergola and separate granny flat/studio provide superb functionality. Partially renovated and with scope for further enhancement, this property is well suited to families, professionals and investors alike.

-This warm and inviting residence offers two separate living spaces, its floorplan including a light-filled family room and a versatile dining room/home office, with neutral paintwork and hardwood timber floorboards throughout.

-The kitchen offers nostalgic appeal with original countertops and cabinetry in place. Quality appliances include an upright stove, while the eat in design is endlessly spacious,



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.

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For Sale

\$950,000 - \$1,000,000

View

ljhooker.com.au/2FF0HGH

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lending itself to easy renovation.

-Accommodation includes three bedrooms, each generous in size. The updated bathroom offers modern fixtures and fittings, with a stylish vanity, walk-in-shower, bathtub and separate toilet.

-Appealing to larger families and home-based businesses, this home includes a separate granny flat/studio, positioned at the rear of the property and complete with kitchenette facilities.

-This single-storey residence boasts a charming red brick exterior bordered by landscaped gardens and traditional brick fencing. A covered pergola with brick barbeque extends from the home, providing the perfect setting for outdoor entertaining with family and friends.

-Additional appointments include a single lock up garage and additional parking in the driveway, a separate laundry, ducted heating, evaporative cooling and quality drapery throughout.

Offering superb convenience, this property is within walking distance of Altona North Primary School, St Leo the Great Primary School, Bayfit Leisure Centre and Altona Lakes Golf Course. Residents will enjoy easy access to beautiful Altona Beach and Altona Coastal Park, with the shopping and entertainment precincts of Millers Road and Altona Esplanade minutes away. Well positioned for commuters, this property is less than 15kms from Melbourne CBD, with nearby transport options including bus and rail.

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 as of 10/10/24.

More About this Property

Property ID	2FF0HGH
Property Type	House
Including	Outdoor Entertaining Floorboards Secure Parking Fully Fenced

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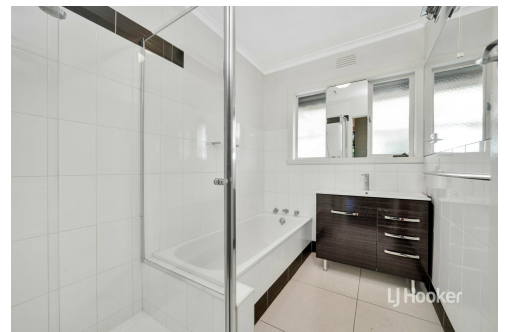
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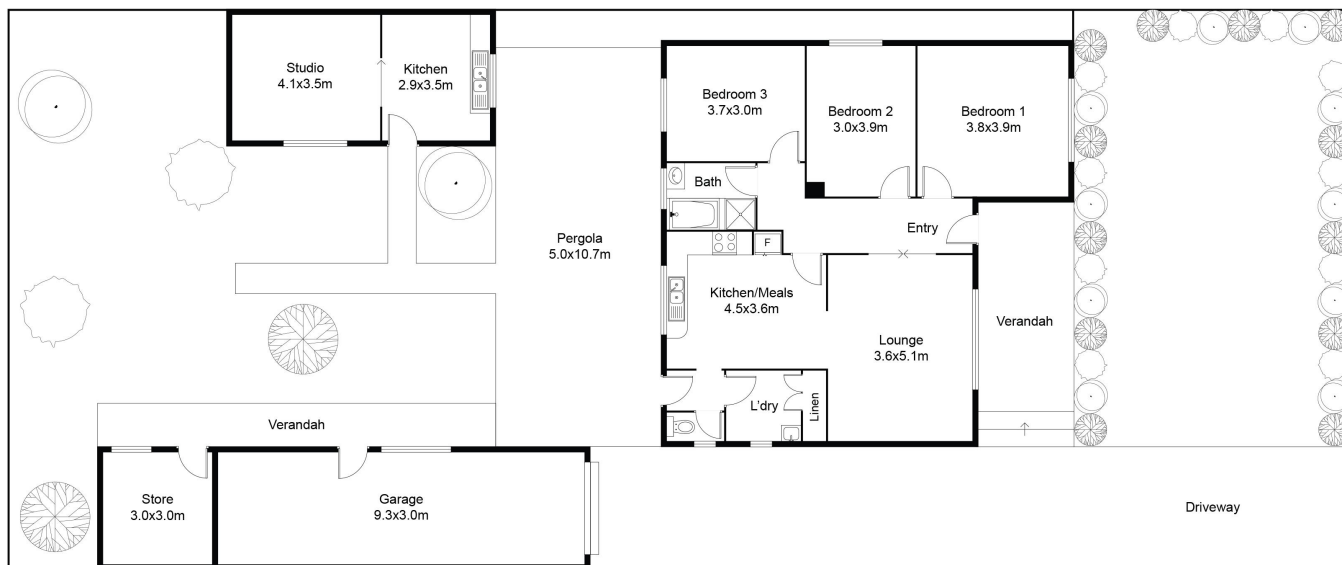
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Realty Photos Wyndham gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed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



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