



96 Mead Street, Avondale

## Hot Opportunity-Vendors Say Sell

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

The message is clear - the vendors have secured their next home and want this sold. This creates a genuine opportunity for buyers ready to act, with flexibility and negotiability firmly on the table.

Set on a generous 609m<sup>2</sup> freehold section, this solid weatherboard home blends classic character with modern updates, offering easy, family-friendly living with immediate appeal and future potential.

Warm and inviting, the three-bedroom layout features light-filled open-plan living, enhanced by beautiful Rimu timber flooring. The lounge flows seamlessly through sliding doors to a large wrap-around deck - perfect for entertaining, summer BBQs, or keeping an eye on kids playing safely on the expansive lawn below.

The galley-style kitchen is practical and well-positioned, connecting effortlessly with the dining and living spaces to form the heart of the home.

Outside, the fully usable section offers space, freedom, and

3  1  2 

**FOR SALE**  
\$1,150,000

**VIEW**  
Sun 5th Apr @ 11:00AM - 11:45AM

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possibility - whether for children, pets, gardening, or exploring future development options. The elevated deck enjoys a pleasant outlook, adding a sense of space and privacy.

Convenience is key, with just a 15-minute drive to the CBD, easy access to the Western Motorway for north and west connections, and straightforward routes to the Southern Motorway and airport.

Ideal for families, first-home buyers, investors, or developers, this is a property where opportunity meets motivation.

Securely positioned behind an automatic gate, with off-street parking for two cars, and located in popular Avondale close to schools, shops, parks, and transport links - everything you need is within easy reach.

Highly motivated vendors are ready to meet the market - all reasonable offers will be considered. Act quickly.

## MORE DETAILS

Property ID                    C0J20  
Property Type                House  
House Size                    97 m<sup>2</sup>  
Land Area                    610 m<sup>2</sup>  
**Licensed Real Estate Agents (REAA2008)**

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