






137 Avebury Drive, Berwick

## A Warm & Welcoming Family Home on a Generous Allotment with Long Driveway & Ample Private Parking

Positioned on a generous allotment in the north side of Berwick, this well-presented residence offers a practical and family-friendly layout, combining comfortable indoor living with expansive outdoor space—perfect for first home buyers, downsizers, or investors alike. With parklands located directly across the road, the home enjoys a peaceful green outlook and a relaxed lifestyle setting.

Stepping inside, the home welcomes you with a light-filled lounge at the front, complemented by hybrid flooring and a warm, inviting ambience. Flowing through, the central living and dining area connects seamlessly with a renovated kitchen featuring ample bench space and storage, designed to cater to both everyday living and entertaining.

Accommodation comprises three well-sized bedrooms, including a master bedroom positioned at the front of the home. The remaining bedrooms are serviced by updated bathrooms, along with a separate

3  2  5 

**FOR SALE**  
\$889,000 - \$939,000

**VIEW**  
Thu 11th Jun @ 5:00PM - 5:30PM

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WC and an additional wet area incorporating the laundry, complete with an extra shower-providing added flexibility and convenience for busy households.

Outside, the property truly shines with a spacious backyard offering plenty of room for children, pets, or outdoor enjoyment. The alfresco area creates a great setting for entertaining, while the long driveway leads to a separate double garage, providing ample off-street parking options. A shed further enhances the usability of the outdoor space.

Further features include air conditioning, ceiling fans for year-round comfort, hybrid flooring throughout, and a well-maintained interior that is both stylish and highly functional.

#### Key Features:

- Located on the north side of Berwick
- Three well-proportioned bedrooms
- Light-filled front lounge plus central living/dining area
- Renovated kitchen with ample storage and bench space
- Updated bathrooms
- Additional wet area with laundry and extra shower
- Air conditioning & ceiling fans
- Hybrid flooring throughout
- Outdoor alfresco area ideal for entertaining
- Spacious backyard with plenty of usable space
- Parklands directly across the road
- Long driveway leading to a separate double garage, providing ample off-street parking
- Additional shed for storage

Situated within walking distance to the Botanic Gardens and close to local parklands, this home is also conveniently located near Eden Rise Village, Berwick Village, quality schools, and public transport. With easy access to major roads and the Monash Freeway, it offers a well-connected and family-friendly lifestyle in one of Berwick's most desirable pockets.

#### DISCLAIMERS:

Every reasonable effort has been made to ensure the accuracy of the information provided; however, neither the vendor, agent, nor agency makes any representation or warranty as to its completeness or correctness.

The floor plans provided are for illustrative purposes only and should be treated as such. No liability is accepted for any inaccuracies or omissions in the details or dimensions represented.

As the property may be subject to private inspections, the sale status could change prior to scheduled Open Homes. Prospective buyers are advised to verify the current availability of the property before attending any inspection.

#### MORE DETAILS

Property ID	9YMHWR
Property Type	House
Land Area	689 m2

#### Quinnie Hua 0401 661 742

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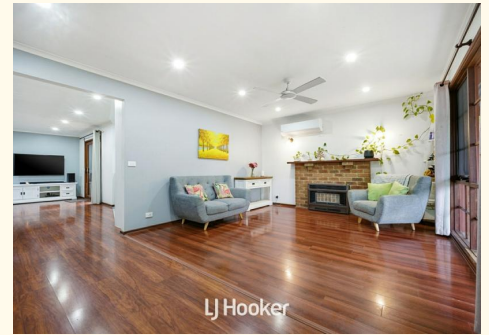
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# Floor Plan



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