

49 Grace Street Sth, Altona Meadows, VIC 3028

Sold - 4/08/2023

House 3 1 1 1



## Meticulous Picture-Perfect Living with Generous Outdoor Space

LJ Hooker Point Cook presents 49 Grace Street South, Altona Meadows. Be enthralled by this stunning and meticulously-maintained property that is a perfect choice for first-time homebuyers, downsizers or an excellent opportunity for investors. The thoughtful floor plan offers a grand living area perfect for everyday living or entertaining, tidy kitchen with meals/dining area, three bedrooms complete with robes, bright bathroom and laundry, covered car accommodation for three vehicles, plus parking for two car parking spaces in the driveway. Exceptional in every way, this property offers exceptional convenience, and is just moments from local shops, schools, childcare facilities and public transport.

### Open for Inspection

By Appointment.

- As you step inside this welcoming home, you are greeted by a grand living room laid with timber flooring, which features a brick-feature wall and custom barn door.
- A beautiful arch from the living area leads to the well-equipped kitchen which boasts ample bench space for food preparation, whilst overhead and under bench cupboards offer storage for your kitchen essentials. Within this space, you will also find a generous meals/dining space, which offers plenty of natural light and ambient light through the feature pendant.
- This home boasts three generously sized bedrooms with built-in robes, providing ample storage space, and all featuring the elegance of timber flooring.
- Enjoy outdoor living all year round with a pergola positioned at the rear of the house, overlooking the expansive backyard. With scope to add a deck or tiles by the future owner, this space would be ideal for hosting barbecues or enjoying a quiet evening outdoors.
- Ideal for those seeking a generous outdoor area, the backyard provides plenty of space for outdoor activities. Whether it's a peaceful retreat or a playground for children, this backyard truly has it all. If you're after storage, there's also a good-sized shed in the backyard perfect for garden materials.
- You'll find ample parking space with a two-vehicle carport behind a private gate, a single car garage, and additional accommodation for two vehicles in the driveway.
- Additional features include front gates at the property, a central and bright bathroom, separate laundry, ceiling fans, combination of downlights or designer light fixtures, split system in main living area, and day and night blinds in the living area and bedrooms, enhancing the overall comfort and appeal of this fantastic home.

With its convenient location, this property is minutes away from Central Square Shopping Centre and Altona Meadows Community Centre. Top-notch schools, including Altona Meadows Primary School, Laverton P-12 College, and Altona College, are within reach. Stay active with nearby sporting facilities Laverton Cricket Club, Laverton Park Tennis Club, Laverton Swim and Fitness Centre, and Melbourne Ballpark. Commuters will appreciate the easy access to transport options, including Laverton Station, regular bus routes, and the M1 Princes Freeway.

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

### Listed By

Silvana Masalkovski

Paul Caine



Listing Number: 3356038