

When Location Matters

For Lease

47 Clarendon Street, Avondale Heights VIC 3034

3 1

\$520 Per Week

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## When Location Matters

Nestled on a sizable plot of around 709 square meters, this home exudes charm and functionality. Featuring polished hardwood floors and ample natural light, the single-level layout offers a cozy living space.

Inside, you'll find a well-appointed kitchen with original cabinetry and updated appliances, complemented by a welcoming entrance hall leading to spacious living and dining areas.

Accommodation includes three comfortable bedrooms with built-in robes, serviced by the central bathroom.

Additional features comprise a sunroom/laundry, ducted heating, split-system air conditioning, and ceiling fans for year-round comfort.

Outside, a rear deck overlooks the expansive backyard, while a carport and gated driveway lead to a large four-car garage/workshop.

Conveniently located near Maribyrnong River walking trails, Avondale Primary School, shops, cafes, and transport options, with Highpoint Shopping Centre, Canning Reserve, and freeways within easy reach.

### DISCLAIMERS

\*It is a requirement...

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#### BOX HILL

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#### HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

#### MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

#### POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

#### SOUTH MORANG

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