

**1 Milne Avenue, Myrtleford, VIC, 3737**



## House For Sale

Tuesday, 26 November 2024

1 Milne Avenue, Myrtleford, VIC, 3737

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## **Perfectly maintained 3-bedroom brick home in quiet yet central location**

Sitting on a peaceful cul-de-sac around the corner from the local schools, 1 Milne Avenue presents an affordable family sized home which is sure to tick the boxes. Well-maintained and updated, with low outgoings, the property is an ideal first home, downsizer or rental investment.

Entering the home, the open plan living area features an updated kitchen, with breakfast bar, dining area, and 2 living zones. Down the hallway are 2 double bedrooms with built in robes, and the master bedroom with walk in robe and ensuite. An updated family bathroom, separate powder room, and laundry complete the home.

The generous (approx 815m<sup>2</sup>) block has been meticulously planned with multiple fully fenced zones for functionality and outdoor living. The front yard behind the remote-control gates, offers a lovely mature garden, providing the home with privacy, plus a carport for secure, undercover parking. Entering the backyard, through the remote-controlled roller door, the driveway and carport continue offering additional parking or undercover outdoor living. The neatly landscaped back yard is the perfect secure area, for kids and pets, with its lawn bordered by established garden beds. Beyond this is a third fenced area with raised vegie beds. The 6 by 8 metre shed offers additional parking for 2 cars plus storage, or the perfect tradies workshop, with remote control roller door. Finishing the back yard is a cute cedar cottage style bungalow, with power and water. Previously finished as a bake house, with insulation, air conditioner and freestanding oven, this could be the perfect kids' cubby, home office or workshop.

With a 22-panel solar system, and 2x 9,000lt rainwater tanks to help reduce the cost of living, 1 Milne Avenue is perfect for first-home buyers or investors seeking a low-maintenance, low-cost family-sized home, or retirees looking to downsize.

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