



23 Canterbury Drive, MILDURA, VIC 3500

Quality Family Home with Everything

Marty Deacon, Director of Elders Real Estate, is pleased to offer for sale this solid, sound, and beautifully maintained family home-ideal for owner-occupiers or astute investors alike.

Tick every box with this impressive property:

- * 4 bedrooms
- * Ensuite to master
- * Built-in robes
- * Formal lounge
- * Open-plan living with modern kitchen
- * 866m² allotment
- * Steel-framed lock-up garage/workshop
- * Quiet cul-de-sac living

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 20P2772

SALE DETAILS

\$620,000 - \$650,000

CONTACT DETAILS

Elders Mildura, Robinvale & Wentworth

143 Lime Ave, 3500 79-81
Perrin Street, 3549 34
Darling Street, 2648
MILDURA, VIC
5018 6800 5026 3050 5027
3411

Marty Deacon
0429 953 365

Set on a generous 866m² freehold allotment, this brick veneer home offers four bedrooms and two bathrooms, along with a two-bay lock-up carport, a large undercover entertaining area, well-established lawns and gardens, and a steel-framed shed ideal for caravan storage or hobbies.

Located on the west side of Mildura in a quiet cul-de-sac, the home is perfectly suited to a young and growing family, offering minimal traffic and a welcoming neighbourhood where you'll know your neighbours.

Inside, the home features a modern kitchen with gas cooktop, electric oven, and double fridge alcove, overlooking a spacious open-plan meals and family area. A separate formal lounge adds flexibility, while ducted split-system heating and cooling ensures year-round comfort.

The outdoor area is a standout, boasting established gardens with colour most of the year, lush lawns, and discreetly positioned raised vegetable beds that are both practical and accessible. The double lock-up carport seamlessly integrates with the fully paved undercover entertaining area, making it ideal for gatherings and family enjoyment.

The west-side location provides convenient access to the Murray River, sporting facilities, hospital and medical services, and Mildura's arts and cultural precincts.

Investor appeal: Estimated rental return of approximately \$650 per week (further details available on request).

A quality home offering space, comfort, and outstanding value.

Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport, Heating

- Land Area 866.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage
- Double carport
- Ensuite







