



10 Avoca Place, MOE, VIC 3825

Flexible Dual-Level Living in Premier Location.

Positioned in a fantastic pocket of Moe with easy access to the CBD and the highway, this well-appointed double-story home offers the perfect blend of space, comfort and low-maintenance appeal on an approx. 340m² allotment.

Designed for flexibility, the lower level provides a separate living zone alongside two bedrooms and a central bathroom-ideal for children, guests, extended family or a work-from-home layout. Upstairs is the main hub of the home, featuring a bright open-plan kitchen, dining and living area that opens to a balcony, creating a relaxed spot to unwind and enjoy the outlook.

The upper level is completed by the master bedroom, with walk-in robe and ensuite, offering great separation from the remaining bedrooms.

Comfort is assured year-round with ducted heating, an additional split system upstairs, and ceiling fans throughout.

Property features:

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: L39006761

SALE DETAILS

\$620,000 - \$650,000

CONTACT DETAILS

Warragul

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Warragul, VIC
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- Double-storey home on approx. 340m² low-maintenance allotment.
 - 3 bedrooms, including upstairs master with WIR & ensuite.
 - 2 bathrooms.
 - 2 separate living areas (one on each level).
 - Upstairs open-plan kitchen, dining & living + balcony.
 - Ducted heating + split system upstairs.
 - Ceiling fans throughout.
 - Double garage.
 - Double gates and side access, allowing for boat/caravan storage on the property.
 - Convenient location - close to Moe CBD and highway access.
- Land Area 340.00 square metres
 - Building Area: 143.00 square metres
 - Bedrooms: 3
 - Bathrooms: 2
 - Double garage
 - Floorboards



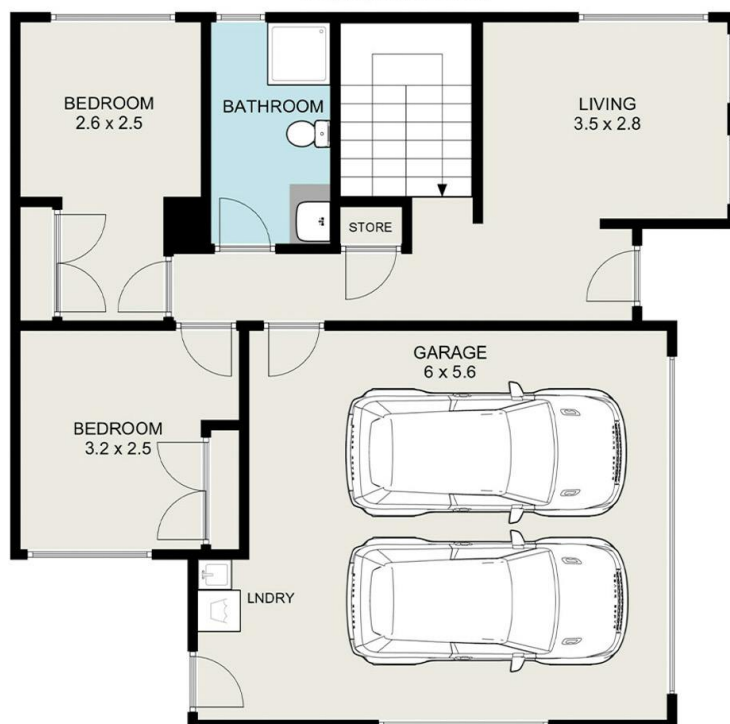




First Floor



Ground Floor



10 Avoca Place
Moe

Floor Area: 143m²*

All measurements are approximate*