



### 91 O'Donnell Avenue Myrtleford VIC

3 2 4

This well-maintained brick veneer home offers comfortable living on a spacious 643sqm block, perfect for families, first-home buyers, or investors alike.

Step through the wide front door into a welcoming hallway that leads into a cosy lounge area, where a wood heater and split system provide comfort throughout the seasons, creating a welcoming space to relax and unwind. The lounge flows into the open kitchen and dining area, where a recent renovation has brought both style and functionality. The kitchen features a dishwasher, electric cooktop, bench oven, generous bench and cupboard space, and room for a double-door fridge-perfect for everyday living and entertaining.

The home comprises three bedrooms, each with built-in robes. The master bedroom is complete with an ensuite, while the remaining two bedrooms are serviced by a central bathroom. A European-style laundry maximises space and efficiency. All rooms and open spaces have wall mounted electric space heaters that are independently controlled,

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**Type** : House  
**Price** : \$ 670,000  
**Land Size** : 643 sqm  
**View** : <https://www.myrtlefordpropertygroup.com/8534076>



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