



## 2/3 Manfred Avenue ST ALBANS VIC

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**View** : <https://www.ypa.com.au/7390626>

This larger than most villa unit is exactly what the first home buyer or investor is looking for. Comprising of; 3 generous sized bedrooms with BIR, spacious open plan kitchen/meals/living area, separate laundry and 2 way bathroom. Complete with features such as, ducted heating, split system, down lights, roller shutters, floor boards, quality window furnishings, single carport, covered outdoor entertaining area, garden shed and low maintenance court yard. Situated nearby to schools, shops, public transport and all other necessities you be pleased to find this is a fantastic place to raise your family. Equally the investor will be pleased to know that this type of home will always attract a tenant, making this an extremely sound investment opportunity. So whether you are searching for that fantastic nest egg for the future or perfect place to call home. Look no further, this is a must add to your portfolio.