



#### 44 Mountbatten Avenue Bright VIC

3 2 1

Excellent affordable home, for the young family, where there is plenty of space for the kids to play safely in the secure rear yard. It is located adjacent the Memorial Arboretum Walk and Parkland, which adjoins the scenic Cherry Walk and Ovens River.

? Easy walk to shops, river and parks - less than 900m from centre of town

? 3 bedrooms with WIR/BIR

? 2 bathrooms

? Rumpus/storage room

? Central ducted heating throughout

? Split system in living/dining

? New laminate flooring carpets and blinds throughout

? Large colour bond steel frame shed with power

? Easy maintenance garden

This one is ready to go; you won't have to lift a finger!

**Building Size** : 14 sqm

**Land Size** : 663 sqm

**View** : <https://www.dickensrealestate.com.au/sale/vic/north-eastern/bright/residential/house/5090006>



**The Sales Team**  
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