

**1/11 Epsom Road, Mordialloc, Vic 3195**

**buxton**

**Townhouse For Sale**

Saturday, 4 May 2024

1/11 Epsom Road, Mordialloc, Vic 3195

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Peter Laspas  
0395642288

**Auction this Saturday at 3pm open from 2.30pm**

Modern living at its finest, this luxurious architecturally designed townhouse, combining elite level style, high-quality inclusions, sunny entertaining balcony and courtyard. Set across three spacious levels, this Bayside oasis exudes absolute perfection, offering a seamless blend of functionality and ease. The main floor is underscored by engineered Oak timber floors and highlighted by towering ceilings, that add chic to the vibrant open-plan living/dining zone and state-of-the-art kitchen flaunting Tundra grey natural stone benchtops, soft close cabinetry, powder room and full complement of Miele appliances including induction cooktop and pyrolytic steam oven. The lower-level bedroom is advantaged by superior privacy and is fitted with a striking ensuite/BIR, accompanied on the ground floor by 2 additional robed bedrooms (one with deluxe fully-tiled ensuite/WIR), and stunning dual-vanity bathroom. Appreciate the added luxury of split system heating/cooling, custom joinery, entry via ground and first floor, courtyard, video intercom and alarm system, Tesla wall charger, superior precast concrete panel construction, double glazed windows, designer light fittings, brushed brass tapware, water tank and double garage. Located between the shops at the rear and beach at the front, within steps to the sand, moments to the station and schools, and a heartbeat to cafes and shops – this is the dream beachside lifestyle.\*Please Note\* Buxton Real Estate may refuse to provide further information about the property should you prefer not to disclose your Full Contact Details including Phone Number. Photo id required upon entering the property.