

**1/12 Huxtable Street, Mount Waverley, Vic 3149**



**Unit For Sale**

Friday, 10 May 2024

1/12 Huxtable Street, Mount Waverley, Vic 3149

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Chris Feng

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## Private Sale | Contact Agent

Exhibiting quality and style with an exceptional indoor-outdoor flow, this spacious single level unit promotes a premium lifestyle for retirees downsizing from the family home, professionals or busy families in the Mount Waverley Secondary College Zone (STSA). Captivating from the moment you arrive, the home's gorgeous brick façade integrates beautiful timber framed windows and is preceded by a manicured front garden, while inside the two defined living areas spill out onto an entertainer's courtyard. (Photos are for display only) Highlights:

- Three robed and carpeted bedrooms including a north-facing master bedroom boasting a 3-door built-in-robe and ensuite
- Pristinely presented family bathroom accompanied by a separate toilet
- Large, light-filled lounge and dining room adorned with glamorous floorboards and French doors onto the courtyard
- Family sized kitchen showcasing plenty of bench space, Fisher & Paykel gas stove, Fisher & Paykel oven, Blanco dishwasher, breakfast bench plus a corner pantry
- Open plan family meals zone resting beside the kitchen and spilling out through French doors onto the courtyard
- Paved entertainer's courtyard featuring a retractable shade awning for afternoon sun protection
- Extremely wide Euro laundry set beyond bi-fold doors and offering space to store brooms, sink plus a bench
- Comforted by ducted heating, evaporative cooling plus split system air conditioning
- Extra enhancements include an alarm, solar panels, high ceilings, quality cornices, excellent storage and garden watering system
- Further complemented by a double garage with internal access and no body corporate fees

Local Attractions:

- Zoned to Mount Waverley North Primary and Mount Waverley Secondary
- Walking distance to Syndal Station and Blackburn Rd shops and restaurants
- Close to prized private schools such as Avila College, Huntingtower School and Wesley College
- Near The Glen, Burwood One, Mount Waverley Village, Tally Ho Tennis Club, Valley Reserve, Riversdale Golf Course and freeways