

**1/13 Ludbrook Avenue, Caulfield South, Vic 3162**



**Unit For Sale**

Tuesday, 30 January 2024

1/13 Ludbrook Avenue, Caulfield South, Vic 3162

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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Kevin Huang  
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**\$1,050,000 - \$1,150,000**

Designed for a low maintenance lifestyle, you'll be instantly impressed by the practical design of this light & bright, stylishly appointed single level villa unit, ideally located in a lovely leafy locale. Tucked away behind a lushly landscaped enclosed front garden with a picturesque Jacaranda tree, this street fronted villa unit, one of just two on the block, ticks all the boxes as the perfect starter or prime investment opportunity. Polished timber floors greet you on arrival & flow through to a generously proportioned living & adjoining dining zone enjoying access to two alfresco entertaining spaces - a north facing paved area in the front garden & an elevated timber deck on the side. Adding to the open plan allure is a modern well-appointed stone kitchen with quality appliances (including integrated dishwasher) & ample storage. Also comprising two carpeted bedrooms with built-in robes, a fully tiled bathroom & powder room. Other features include ducted heating, split system heating/cooling, hallway storage & a single auto garage/versatile multi purpose/storage space with laundry facilities with internal entry. Situated in an excellent location within the coveted Gardenvale Primary School zone, just an easy walk to parks & transport & with a multitude of shops, cafes & restaurants & the beach close by.