

**1/15 Berry Avenue, Edithvale, Vic 3196**

MAK REALTY

**Sold Townhouse**

Thursday, 17 August 2023

1/15 Berry Avenue, Edithvale, Vic 3196

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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**\$1,155,000**

Situated to capture the ultimate beachside lifestyle, with easy pedestrian access to the sand, these stunning new 3 bedroom 2.5 bathroom townhouses are designed to be on their own title to create low maintenance beachside sophistication. Every detail is thoughtfully crafted to highlight the beauty of contemporary living while creating energy-efficient excellence that's both luxurious and kind on the bills. THE SPECIFICS Streamlining the connection between inside & out using full height windows to let in the blue skies, leafy views and the sea breeze, these quality built homes will offer a desirable sense of privacy and peace. The interior palette of warm European Oak floors and black fittings complement the grey tones of the fully tiled bathrooms, stone benchtops and white cabinetry. Accentuated by 2.7m approx. ceilings on both levels, these unrivalled homes enjoy a stylish entry foyer leading into the stunning kitchen with its breakfast bar and Fisher & Paykel appliances. The open plan living and dining area puts the TV on a vertical stage while a sliding door opens to the pergola shaded alfresco deck. A powder room/laundry combo completes the ground floor. Upstairs is a sublime main bedroom suite with fitted WIR and vogue ensuite (rainfall shower), 2 further good size bedrooms (robes), a study nook and a gorgeous bathroom with bath. Each 6-star rated home is appointed with split system reverse cycle air conditioning, double glazing, provision for solar and EV chargers, instant hot water, a hidden water tank under the deck, and an auto garage on its own drive. THE LOCATION Metres to the breathtaking Edithvale Beach, moments to vibrant cafes, wine bars and the new train station. Zoned for Edithvale Primary and Mordialloc College, with easy access to independent schools, you'll enjoy golf clubs, bike trails, Edithvale Wetlands, and best of all, the delightful Edithvale General Store at the end of the street. THE CLOSE Built and designed by a local builder who understands the environment, lifestyle and quality expected in this highly desirable locale, the remaining high calibre town residences at 15 Berry Avenue will leave a lasting impression. THE AGENTS Claude Makdesi | 0405 342 224 Cameron Howe | 0417 112 784 Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, MAK REALTY cannot guarantee its correctness. Prospective buyers need to take such action as is necessary, to satisfy any pertinent matter.