

**1/2 Quaintance Street, Mount Waverley, Vic 3149**



**House For Sale**

Wednesday, 10 January 2024

1/2 Quaintance Street, Mount Waverley, Vic 3149

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 324 m2**

**Type: House**



Shaun Wang  
0433958818



Dallas Taylor  
0408217778

**\$1,150,000 - \$1,250,000**

Superb lifestyle attributes and seamless style merge together beautifully to deliver this modern single level home in a tightly-held parkland and school zone pocket. Immediately appealing to a range of buyers and streamed with natural light, the residence delivers a well-proportioned floorplan and established low maintenance landscaping. A neutral on-trend décor is complemented by a central open plan area with 2.7m high ceilings and spotted gum floors. The living and dining domain is enhanced by an integrated gas log fireplace, and sparkling kitchen/meals, showcasing stone benchtops, mosaic tiled splashback and stainless steel appliances incl Fisher and Paykel oven, gas cooktop and LG dishwasher. Connecting with an easy-care, whisper quiet, private courtyard with built in cabinetry for preparing summer cocktails. In addition to a separate undercover drying area for Melbourne's unpredictable weather. Flexible sleeping arrangements offer three bedrooms with BIRS plus 4th bed/study, convened by a gleaming renovated bathroom with shower and bath plus separate powder room. The spacious master on entry presents a well-appointed ensuite, WIR and lush garden frontage. Complement this arrangement with an optional rumpus/games room or utilise as a double remote garage (internal and rear access), with ample off-street parking on the quiet street. Further appointments include; 3 x split systems, evaporative cooling, ducted heating, sheers and blinds, laundry with built in cabinetry, LED lights and 9.13kW slimline solar roof panels plus a security alarm. Adding extra appeal is the street front allotment shared with only one other home at the rear, and no owner's corporate requirements. Perfectly positioned to embrace the outdoors while providing unquestionable convenience. Walking distance to Riversdale Golf Course, Essex Heights, Federal and Damper Creek Reserves plus walking trails, Essex Heights Tennis Club, Mt Waverly Bowling Club and Mt Waverley Gymnastics Centre. Zoned to Mount Waverley Secondary College and Essex Heights Primary School, with easy connections to Avila College, Presbyterian Ladies College and Kingswood College plus Deakin and Monash Universities. Indulge in weekend brunch or a spot of shopping with The Glen and Burwood Heights Shopping Centre just moments away. Simple walking distance to trains and bus services, easy access to Eastlink and the Monash Freeway.