

**1/220-222 Warrigal Road, Oakleigh South, Vic 3167**



**Sold Unit**

Friday, 10 November 2023

1/220-222 Warrigal Road, Oakleigh South, Vic 3167

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Leigh Kelepouris  
0422283480



Elroy Malowney  
0421381499

**\$608,500**

Located in the catchment area of Hughesdale Primary School and South Oakleigh College, this updated villa is ideal for first-home buyers and investors. Local amenities such as a post office, chemist, dining options, cafes and more are just a two-minute walk up the road. The 903 bus stop is conveniently across the road, making your daily commute a breeze, while the prestigious Huntingdale Golf Club is just moments away. A 15-minute walk will take you to Oakleigh Train Station and Oakleigh Central Shopping Centre, offering commuting and extensive shopping options. Enjoying the prime, street-facing position in a boutique complex of four, the single-storey brick-veneer home features a welcoming portico, neat landscaping, a well-maintained lawn and muntin windows that invite natural light into the living spaces. A single lock-up garage with a communal concrete driveway and an allocated car space is provided. Inside, an updated interior presents with style. Stay comfortable year-round with ducted heating and a reverse-cycle air conditioning unit to the living room. LED downlights create a modern ambiance, while floating timber-look flooring adds sophistication. The open-plan layout is designed for modern living with sheer and blackout roller blinds providing privacy. An exposed brick feature wall adds character and charm. The fully renovated kitchen showcases opulent 40mm marble-look stone countertops for meal prep. The deep-grey glass splashback offers contrast, complementing the abundant gloss-white handleless soft-close drawers and cabinets. A 600mm freestanding electric oven and gas burner cooktop will impress home chefs. Two well-sized bedrooms enjoy a continuation of timber-look flooring plus built-in robe storage. The main bathroom has been luxuriously updated and boasts full-height contemporary wall tiles, a semi-frameless shower with dual shower heads, a frameless mirror and a stone-top vanity unit.

Property Specifications:

- Modernised two bedroom air-conditioned villa with neat landscaping and off-street parking
- Luxurious updated bathroom and kitchen
- Spacious living room
- Quality flooring, LEDs, ducted heating
- Central, convenient position

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained in this document is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs.

<http://www.consumer.vic.gov.au/duediligencechecklist>