

1/23 Park Road, Mount Waverley, Vic 3149

LLC
Real Estate

Townhouse For Sale

Thursday, 15 February 2024

1/23 Park Road, Mount Waverley, Vic 3149

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 361 m2

Type: Townhouse



Yin Yin Loh
0410052131

35sq Home in MWSC and EHPS Zone

A luxury 35SQ home located in a prime streetfront location awaits you, offering an effortless lifestyle of unparalleled quality and design. An abundance of natural light floods the spacious interiors, accentuated by stunning European oak flooring. The wide foyer leads into an elegant and spacious formal lounge which opens onto a private alfresco entertaining area, seamlessly blending indoor and outdoor spaces. It provides even more area for the congregation of family and friends at special functions and festive seasons. An extensive open family-dining-kitchen area is connected seamlessly to a compelling north facing covered alfresco. The kitchen itself is a haven for the master chef featuring a high-end Gaggenau appliances and its wide island bench with breakfast bar and waterfall stone benches. Enviably situated for family living, within the dual school zones of Mount Waverley Secondary College and Essex Heights Primary, it is minutes from reputable schools, Mount Waverley Village Shopping Centre, local shops and public transport. Features:- 10-year old family home - 3 living areas: formal lounge, family and retreat - 1st master bedroom with ensuite, WIR and BIR upstairs - 2nd master bedroom with ensuite and BIR downstairs - Additional 2 large bedrooms with a WIR or BIR, an expansive retreat with balcony and a family bathroom with inset bathtub upstairs - Practicality and luxury abound with high ceilings, gated access, video intercom, alarm system, powder room, laundry, ducted vacuum, split system heating/air conditioning, designer lighting throughout, water tank and double garage with internal access. Transportation: • Bus stop: 350m-1.2km • Tram stop: 2.2km • Mount Waverley train station: 1.2km walk/direct bus • Syndal train station: 3.1km/direct bus • Glen Waverley train station: 4km/direct bus • Box Hill train station: 6.3km/direct bus Education: • Essex Heights Primary (VIC State Overall Score 98): 1.1km • Mount Waverley Secondary College (VIC State Overall Score 96): 3km • Huntingtower School (VIC State Overall Score 99): 2.8km/direct bus • Wesley College (VIC State Overall Score 97): 3.4km/direct bus • Presbyterian Ladies' College (VIC State Overall Score 100): 3.7km • Deakin University: 3km/direct tram or bus • Monash University: 7km/direct bus Shopping, Dining & Entertainment: • Mount Waverley Village: 1.8km/direct bus • Burwood Brickworks: 2.6km • The Glen: 4km/direct bus • Burwood One (24-hour Coles & Kmart): 4.4km • Chadstone Shopping Centre: 5.6km/direct bus • Box Hill Central: 5.8km/direct bus • Westfield Doncaster East: 9.5km • Costco Ringwood/Eastland Shopping Centre: 11km Recreation: • Highbury Park: 3km • Tally Ho Reserve: 4km • Monash Aquatic & Recreation Centre: 5.3km/direct bus 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 accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. The fixtures, fittings, appliances and services have not been tested and no guarantee as to their functionality or efficiency can be provided. Distances and timings are approximate. Prospect purchasers should independently verify the information contained in this document and refer to the due diligence check-list provided by consumer affairs. Click on the link for a copy of the due diligence check-list: <http://www.consumer.vic.gov.au/duediligencechecklist>