

**1/3 Bowen Street, Hughesdale, Vic 3166**



**Sold Unit**

Friday, 11 August 2023

**1/3 Bowen Street, Hughesdale, Vic 3166**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Jonathon Eaves  
0395682000



Rebecca Waters  
0395682000

**\$685,000**

Under Offer by Jonathon Eaves 0411 051 571 Neat, clean and fuss-free, this sparkling two-bedroom villa unit represents an outstanding first-home opportunity or downsizing option in a location loaded with lifestyle advantages. One of four on the block with the added bonus of its own street frontage and independent driveway, its low-maintenance footprint will appeal to the astute investor eager to secure a property that's ready to go, while its immaculate presentation allows the owner-occupier to move straight in and enjoy immediately. A welcoming living area on entry is carpeted for comfort and bathed in natural light, while a bright and spacious kitchen excels with its updated stainless steel wall oven, gas cooking and plentiful storage. Both robed bedrooms are of generous proportions and serviced by a central bathroom, while a private easy-care rear courtyard and large front yard offers plenty of outdoor space but on a very manageable scale! Climate-controlled with split-system heating/cooling, this appealing unit also features a separate laundry and a single lock-up garage with two additional car spaces in front. Conveniently located within walking distance of Argyle Reserve, Oakleigh train station, Hughesdale Primary School, Sacred Heart Girls' College, Oakleigh Central, Eaton Mall cafes and bus services and only moments from Chadstone Shopping Centre and the Monash Freeway. 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.  
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