

**1/45 Augustine Drive, Highton, Vic 3216**

**buxton**

**Unit For Sale**

Tuesday, 9 January 2024

1/45 Augustine Drive, Highton, Vic 3216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 335 m2**

**Type: Unit**



Anthony Greco  
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Roger Pedretti  
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**\$645,000 - \$675,000**

Superbly situated in a quiet tree-lined street, this beautifully presented home represents an outstanding opportunity for downsizers, investors, or those looking for peaceful living in a convenient community setting. Minutes from Waurn Ponds shopping and entertainment precinct, local parks and reserves, schools, Deakin University, the Epworth, Ring Road, and only 11 minutes (approx.) from the CBD. Enjoy an array of local amenities moments from your door, with easy access to the city, Melbourne and coast. This location is all about lifestyle! Set behind established low maintenance gardens, the home is designed in a classic style. Stepping inside, a wide entrance, light interiors and modern flooring showcase the tasteful theme within. The open plan design features a spacious lounge, dining area and well-appointed kitchen with stone benchtops, modern appliances including 600mm oven, gas cooktop, dishwasher, ample bench space and excellent storage. Comprising three bedrooms, the spacious master features a beautiful bay window, generous walk in robes and elegant ensuite. Bedroom two includes built-in robes, and a third bedroom is generous in size, offering a versatile space that can also be used as a home office or studio. The main bathroom is tastefully presented with timber vanity, quality finishes and separate wc. Additional features include central ducted heating, split system heating and cooling, ceiling fans, generous laundry with storage plus additional linen closet. Outdoors, the lush rear garden provides a private space to relax, play, or entertain in a tranquil environment bordered by established trees. The single garage includes direct internal entry for excellent security and convenience plus pedestrian access to the backyard. Driveway space allows for additional off street parking. Offering impeccable style and considered design, this home will impress from start to finish. An exceptional opportunity to enter a tightly held lifestyle pocket, be quick to inspect and secure this quality home.