

**1/45 Wilma Avenue, Mulgrave, Vic 3170**



**Townhouse For Sale**

Thursday, 13 June 2024

1/45 Wilma Avenue, Mulgrave, Vic 3170

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



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## **AUCTION \$1,000,000-\$1,100,000**

Offering the epitome of modern living with a touch of luxury and sophistication, this pristine family residence is a true gem. The open-plan, north-facing ambiance ensures a light-filled, opulent design, complemented by extra-high ceilings across both floors, creating an expansive sense of dimension. Built to suit multigenerational family living, it features two living areas across both floors, four spacious bedrooms, three luxurious bathrooms, and a double garage, perfect for families with children and extended family members. Upon arrival, you'll be greeted by a well-maintained front garden with synthetic turf and a charming porch entry leading to an open-plan living area. The living and dining areas are bathed in natural light, offering a seamless flow from indoor to outdoor entertainment. The master bedroom with a WIR and ensuite bathroom is privately positioned to accommodate any family needs. The chef's kitchen is a culinary delight, with abundant bench and cupboard spaces, an island, upgraded appliances including an integrated oven, and a dishwasher. Large sliding doors from the dining zone lead out to the alfresco area, featuring a spacious backyard perfect for hosting any gatherings. Ascending the hardwood staircase, you'll discover a second living area centrally positioned among three massive bedrooms, ensuring privacy for every family member. This floor includes a second master bedroom with a WIR and ensuite. The central bathroom, with floor-to-ceiling tiles, completes this comfortable living zone, accompanied by a separate toilet. Your new home comes equipped with ducted heating and evaporative cooling throughout, a security system, a shed for additional storage, and a water tank. Located in a coveted area on a quiet street, you'll find a playground right at your doorstep. Conveniently located within a short drive to the new M City, Springvale Centre, and Glen Waverley, this address offers unparalleled accessibility to amenities and entertainment. Major freeways including the Monash Freeway and Eastlink, and easy access to Monash University and Monash Hospital. Embrace the epitome of modern living with this exquisite townhouse, where style meets functionality in a coveted location.