

**1/8 Hammence Street, Glen Waverley, Vic 3150**

**buxton**

**Sold Unit**

Thursday, 9 November 2023

1/8 Hammence Street, Glen Waverley, Vic 3150

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 474 m2**

**Type: Unit**



Bruce Liu  
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Jackie Ji  
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**\$1,300,000**

When you can walk to The Glen, Larpent Reserve and the district's top public schools, you know you're in a walker's paradise. This fully featured single level town home puts you right at the heart of all the essentials, ideal for young families and downsizers wanting access to shops, restaurants, schools and parkland without the need for a car, with school zoning for popular Glen Waverley Primary and Glen Waverley Secondary College (STSA). Rounding the corner of Hammence and Landridge, it's a modern setting, styled with roller blinds and Roman block outs, and zoned to separate its living, bedrooms and meals area in private corners of the home. A feature stacker stone wall adds dramatic effect to the front living space, with a curved black granite bench in the kitchen and suspended rattan lighting over the dining room for a look that's warm and elegant. What's most unique is the private outdoor room under a pergola, set up with its own kitchenette and bar fridge, ideal for entertaining or as a secure play space for children. Live-in ready with a remote garage plus extra car space, 12 solar panels, front fencing, and one of the most central positions that Glen Waverley has to offer on the fringe of The Glen's vibrant shopping and dining centre.