

**1/9 Cosy Gum Road, Carnegie, Vic 3163**



**Unit For Sale**

Thursday, 4 April 2024

1/9 Cosy Gum Road, Carnegie, Vic 3163

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Josh Hommelhoff  
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**\$820,000 - \$900,000**

This tastefully renovated 2-bedroom street-front villa exudes warmth and casual elegance. Positioned within a serene boutique complex, it boasts a distinct sense of autonomy. Upon entry, visitors are greeted by a north-facing terrace leading into a contemporary haven. The open living and dining area, embellished with bi-fold doors, seamlessly extends onto a deck, which further transitions to a peaceful courtyard-an ideal setting for outdoor gatherings. The villa comprises a modern kitchen equipped with Bosch dishwasher and Westinghouse appliances, two generously proportioned bedrooms with new built-in robes, a newly renovated bathroom and separate toilet, and a well-appointed laundry. Characterised by abundant natural light, the residence showcases polished floorboards, security doors, modern blinds and curtains, ducted heating, new evaporative cooling, a utility courtyard and an automatic lock-up garage accessible via its private driveway. Strategically positioned between Caulfield station and the vibrant Koornang Road café scene, the property offers convenient access to parks, Monash University, Carnegie station, and excellent shopping precincts. Moreover, it is just a short drive from Chadstone.