

**1/9 Palm Beach Crescent, Mount Waverley, Vic 3149** 

## Unit For Sale

Saturday, 13 January 2024

1/9 Palm Beach Crescent, Mount Waverley, Vic 3149

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 360 m2**

**Type: Unit**



Alan Zhang  
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## **AUCTION \$900,000 - \$990,000**

Light filled and low maintenance, this single level unit creates the perfect family start with room to relax and space outside to entertain, all whilst relishing prized placement in the Mount Waverley Secondary Catchment (STSA). Beautifully bright from the instant you enter, the home's alluring layout commences with a welcoming foyer that flows through to the dedicated lounge room where corner windows draw in natural light. Polished hardwood floorboards continue through to the open plan kitchen, dining and study zone with a stone topped island breakfast bench complemented by stainless steel appliances including a gas stove, oven and dishwasher. Sliding doors provide an effortless transition out onto the generously sized entertainer's deck that's bathed in sunshine and feeds out to the carefree yard boasting two vegetable patches. Adding convenience and comfort, the home's three robed bedrooms are serviced by a stylishly renovated bathroom with toilet, independent shower room and separate 2nd toilet plus a laundry. Superbly equipped with ducted heating, split system air conditioning, solar panels, garden shed plus a single carport space just beside the front door. Centrally situated to provide convenient access to Mount Waverley Heights Primary, Mount Waverley Secondary, Monash Uni, Mount Waverley Village, Chadstone Shopping Centre, Scotchmans Creek Trail and the Monash Freeway. Photo ID required at all open for inspections.