

**1/90 Victoria Crescent, Mont Albert, Vic 3127**

**HEAVYSIDE**

**Unit For Sale**

Wednesday, 31 January 2024

1/90 Victoria Crescent, Mont Albert, Vic 3127

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Tim Heavyside  
0394703390



Wendy Zhou  
0420824677

**\$950,000 - \$1,045,000**

Watch the auction live here: <https://heavyside.co/live-auction/THE PROPERTY> Ideally positioned in a tree-lined street within walking distance of shops, eateries, and trams along the vibrant main street of Box Hill, this beautifully presented three-bedroom, two-bathroom split-level unit is perfectly placed for an effortless lifestyle full of convenience. Immediately inviting and comfortable, the contemporary interior features exposed beams, soaring pitched ceilings and pendant lighting complemented by stylish floorboards, creating instant appeal. Light-filled and expansive, the open plan living zone includes a dining domain and chic well-appointed kitchen with tiled splashbacks, wraparound benches and breakfast bar, making mealtimes a breeze. Multiple glass sliding doors open up to reveal the sizeable backyard framed by lush, leafy gardens, with the paved entertaining area offering a tranquil and private space for relaxation. Stepping up you will discover a plush main bedroom flaunting walk-in robe and luxe ensuite, plus two further bedrooms serviced by the sparkling family bathroom with shower, vanity and separate toilet. Further highlights include a dedicated laundry with linen press and remote double car garage with additional storage area for added convenience.

**THE FEATURES**

- Low maintenance, unit comprising three bedrooms and two bathrooms
- Positioned on a sizeable 290 sqm (approx.) block framed by gardens
- Chic kitchen with tiled splashbacks, wraparound benches & breakfast bar
- Generous main bedroom flaunts luxe ensuite & walk-in robe storage
- Main bathroom includes shower, vanity & separate toilet
- Dedicated laundry with linen press & outside access
- Lush, private backyard with paved patio, ideal for entertaining
- Remote double car garage with additional storage area

**THE LOCATION** Adding further value to this exceptional low maintenance property is a premiere position only a short stroll to Mont Albert Village or Box Hill Central and train station, with trams mere steps away, Kingsley Gardens nearby, and local schools within easy reach including Mont Albert Primary and Box Hill Senior Secondary College. **THE TERMS:** 30|45|60 Days