

**11/17-19 Ervin Road, Kilsyth, Vic 3137**

**Unit For Sale**

Thursday, 18 April 2024

11/17-19 Ervin Road, Kilsyth, Vic 3137

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



James Brougham  
0397259855



Ethan Downes  
0411295625

**\$470,000-\$515,000**

Neatly presented throughout, this superb single level unit boasts all the necessary comforts one needs, along with the allure of minimal maintenance and a brilliant location where you can enjoy walking to Churinga Park Shopping Centre, buses and walking trails. As you step inside, you'll love the northerly sunlight that fills the lounge and dining room and offers a warming ambience, complete with a brick feature wall and carpet underfoot, while the separate kitchen is equipped with an upright Chef oven/cooktop. The two bedrooms are both well-sized and include built-in robes, accompanied by a skylit family bathroom, separate toilet and laundry that leads out to the low-maintenance courtyard. Further complemented by a gas wall heater and ceiling fan (to lounge) plus a detached single garage. Conveniently situated within walking distance to childcare centres and kindergartens, Kilsyth Primary School, Yarra Hills Secondary College, Mooroolbark shops, restaurants, Churinga Shopping Centre, Kilsyth Centenary Pool and buses. Within close proximity to trains plus Eastlink.