

# 11 Livingstone Circuit, Mulgrave, Vic 3170



## House For Sale

Thursday, 1 February 2024

11 Livingstone Circuit, Mulgrave, Vic 3170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## **AUCTION \$820,000-\$880,000**

Experience the epitome of contemporary living in this radiant house nestled within the prestigious Waverley Park estate. Immerse yourself in the allure of a residence that seamlessly combines sleek design with practicality, offering not just a home but a lifestyle. The ground floor of this turnkey property unfolds into an inviting open-plan living and dining area, creating a space that is perfect for both relaxation and entertainment. The kitchen is a testament to modern sophistication, featuring a stylish large island bench and top-of-the-line Smeg appliances. Adjacent to this culinary haven is a spacious backyard, complete with a retractable patio awning that extends the living space to the outdoors, perfect for al fresco gatherings and relaxation. As you ascend the staircase, the upper level reveals a dedicated home study nook, underlining the property's commitment to accommodating the demands of contemporary living. Three bedrooms await, with the master bedroom boasting an ensuite for added privacy and luxury. The wet areas throughout the house showcase floor-to-ceiling tiles, elevating the aesthetic appeal while maintaining an easy-to-maintain and luxurious atmosphere. This modern haven doesn't just prioritize aesthetics; it ensures year-round comfort with centralized heating and cooling systems. The strategic location of the townhouse further enhances its appeal, being in close proximity to Waverley Gardens Shopping Centre, major freeways, Monash University, and Monash Hospital. Convenience, style, and comfort converge seamlessly in this residence, offering the perfect blend for a modern, dynamic lifestyle. Seize the opportunity to make this contemporary gem yours today. Contact us for a private viewing and step into a world where Waverley Park becomes more than just an address; it becomes a destination for elevated living.