

**117A Studley Road, Eaglemont, Vic 3084**

**Nelson Alexander**

**Unit For Sale**

Wednesday, 12 June 2024

117A Studley Road, Eaglemont, Vic 3084

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Carl Sacco  
0404468258



Maulik Patel  
0430838419

## **Auction \$650,000 - \$700,000**

Discover this pristine 2-bedroom unit, perfectly positioned in the heart of Eaglemont. Ideal for investors, first home buyers, or couples seeking a low-maintenance lifestyle, this home is ready for you to move straight in. Immaculately presented, requiring minimal upkeep and one of only four in the block, this unit is comfort and convenience at its finest. It is set back from the street, offering enhanced privacy, with both pedestrian and car access via Sherwood Lane leading to a secure underground car space. Storage will never be an issue with a dedicated storage room. Enjoy the luxury of two private courtyards, perfect for relaxing or entertaining. The unit is equipped with heating and cooling systems to keep you comfortable all year round and features a central bathroom and laundry facilities for added convenience. This home offers a peaceful retreat from the hustle and bustle, tucked away from the main road. It boasts excellent connectivity with a short stroll to Eaglemont Station for easy commuting. You'll also appreciate the proximity to Austin Hospital and the beautiful Warringal Parklands, perfect for leisurely walks and outdoor activities. This rare find in a boutique block of only four units is a fantastic opportunity not to be missed. Whether you're starting out, looking to invest, or downsizing, this unit offers everything you need for a comfortable and convenient lifestyle in Eaglemont.