

**13 Aylwin Avenue, Burwood, Vic 3125**

**buxton**

**House For Sale**

Friday, 27 October 2023

13 Aylwin Avenue, Burwood, Vic 3125

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 964 m2**

**Type: House**



Nicole Lismore  
0399157888



Tian Yu  
0399157888

## Contact Agent

Introducing a contemporary family home that epitomises modern living at its finest. This stunning residence offers the perfect blend of style, functionality and leisure, whilst located in one of the suburb's best streets! Timber floors and natural light create a warm and inviting ambience throughout the spacious open-plan living / dining environment, lying beneath soaring cathedral ceilings and enhanced by custom cabinetry, cosy wood heater and European appliances equip the gourmet kitchen. French doors expand living on to a huge covered deck, immersed in the beauty of established north-facing gardens. Impressive accommodation is further highlighted by 3 robed bedrooms, including a luxurious main with ensuite/WIR, luxe family bathroom and upper-level study / rumpus room. Hobby enthusiasts will love the rear garage/workshop with kitchenette, WC, and mezzanine, while heating/AC and triple carport add further comfort to this stylish haven. Resting on 964sqm (approx) of land with vast 17.8m frontage, this home is located walking distance to PLC (300m) and Wattle Park Primary, Deakin University and within Ashwood College zone, handy to Burwood Village, city tram, Burwood Train Station (currently under construction), Box Hill and the lush expanses of Wattle Park.\*Please Note\* Buxton Real Estate may refuse to provide further information about the property should you prefer not to disclose your Full Contact Details including Phone Number. Photo id required upon entering the property.