

**13 Nicholas Avenue, Glen Waverley, Vic 3150**



**House For Sale**

Wednesday, 7 February 2024

13 Nicholas Avenue, Glen Waverley, Vic 3150

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 657 m2**

**Type: House**



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## AUCTION

Family warmth and everyday comfort are beautifully conveyed throughout this single level home with dual living zones complemented by a child-friendly backyard and prized placement in the coveted Highvale Secondary Catchment (STSA). Upon arrival, a central pathway draws you up to the front door where you're greeted by an entry foyer with direct access through to the L-shaped lounge and dining room. At the heart of the home, the kitchen is neatly presented with a Chef oven, Chef stove, Dishlex dishwasher and breakfast bench, while the meals/family room benefits from polished floorboards for easy cleaning. Leading out from here, the backyard provides plenty of room for children to play with a paved area providing space to prepare a barbeque dinner for family and friends. Growing families are certain to appreciate the four-bedroom configuration, with the master bedroom boasting a walk-in-robe and ensuite, supplemented by a family bathroom, separate toilet and laundry. Notably appointed with ducted heating/cooling, water tank, single garage, single carport plus additional driveway parking. Well placed for family life, walking distance to Highvale Primary, Highvale Secondary, Capital Avenue Reserve, Vermont South shops, buses and trams, near The Glen Shopping Centre, Glen Waverley Station plus EastLink and Monash Freeway. Photo ID required at all open for inspections.