

**15 Ludbrook Avenue, Caulfield South, Vic 3162**

**SCOTT KIM**  
REAL ESTATE

**Sold Townhouse**

Wednesday, 20 March 2024

15 Ludbrook Avenue, Caulfield South, Vic 3162

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 327 m2**

**Type: Townhouse**



Scott Kim

0398080481

## Contact agent

Set on a picturesque, tree-lined avenue, this beautiful two-level residence has enjoyed single ownership and is a dream family home for the next lucky owners. With stylish design & impeccable attention to detail, this elegant home offers convenient townhouse living with space & amenities fit for a growing family. Features include: \* 3 great sized bedrooms (master with WIR and ensuite) plus a North facing office/study area \* Dual living areas with high ceilings, stunning parquetry hardwood flooring throughout and ample natural light \* Two modern bathrooms plus a powder room downstairs for guests \* Great sized kitchen with stone benchtops, WIP and quality appliances (gas cooktop, oven and dishwasher) \* Ducted heating and reverse cycle split systems \* Huge undercover alfresco overlooking a beautifully landscaped Australian native garden \* Remote controlled 1.5 car garage with plenty of space and internal entry \* Separate laundry room This low maintenance residence sits on 327sqm of land and is positioned in the coveted Gardenvale Primary School zone (STSA), only a short walk to Gardenvale Train Station, local cafes, shops, parks, vibrant Martin Street and public transport. Contact Scott Kim today on (03) 9808 0481 for more information and secure this stunning home today! \*\* Sale Method: Private Negotiation \*\* Settlement: 30/60/90 Days Preferred \*\* Inspection: By Appointment Only (Please provide your best contact number with your enquiry)