

**18B Berry Avenue, Edithvale, Vic 3196**



**Townhouse For Sale**

Thursday, 4 April 2024

18B Berry Avenue, Edithvale, Vic 3196

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: Townhouse**



Peter Gourdouros



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**\$1,400,000 - \$1,500,000**

Boasting an enviable coastal location just blocks back from the water's edge, this meticulously maintained double-level home offers a contemporary interior design that comfortably accommodates those seeking a leisure-focused lifestyle without the upkeep. Bathed in an abundance of natural light and unrivalled in its expansive layout, this as-new home showcases a generous four-bedroom design where large proportions are maximised by high ceilings and a cool neutral palette. Surpassing expectations for a home of this calibre, a spacious living and dining domain provides a casual setting for entertaining beyond an all-ILVE kitchen with luxury stone benchtops, large island bench and walk-in pantry. Nestled within beautifully landscaped gardens, a sheltered alfresco area provides an idyllic setting to savour afternoon tea on a sun-kissed afternoon. Soaking in the golden glow of all-day sunshine, an additional lounge upstairs provides families with space away from the main domain while anchoring a secondary master bedroom with dual-vanity ensuite and walk-in robe, two additional bedrooms with built-in robes and a 'never used' main bathroom with separate shower and bath. A ground-floor master bedroom with ensuite and walk-in robe carries practicality across the ages, while a guest powder room, split-system heating and cooling, and a single garage with additional storage and internal access continue the home's feature list. Remaining well-within its Builder's Warranty, this sensational family home presents with an address only 300-metres (approx.) to the beach and moments from Edithvale and Chelsea Train Stations, Edithvale Public Golf Course and Wetlands, Edithvale Shopping Village.