

2/12 Catherine Avenue, Mount Waverley, Vic 3149



House For Sale

Saturday, 18 November 2023

2/12 Catherine Avenue, Mount Waverley, Vic 3149

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 262 m2

Type: House



Jeffrey George
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\$1,000,000 to \$1,100,000

Rarely offered, attractively presented, super liveable and well maintained. This secure single-level villa is positioned at the rear of landscaped block of two and offers all the trappings to support a comfortable lifestyle including super private front and rear gardens. In a highly prized quiet streetscape within the Mount Waverley Secondary College and Pinewood Primary Zones, and just a short distance from Mount Waverley and Pinewood Shopping Centres, M1 Freeway, Mount Waverley Heights and Mount Waverley Primary, Prestigious Avila College, Amsleigh Park Primary School, Train Station, Chadstone Shopping Centre, Monash University and nearby parklands and just so much more. A warm and welcoming light filled villa; the interior is spacious with all the comfort you need. Three large bedrooms (all with garden views), the master with a walk-through robe and ensuite, a chef-friendly kitchen with an abundance of bench and cupboard space, quality timber cabinetry, breakfast bar, Blanco gas cook-top/ electric oven, Dishlex dishwasher and ample storage. The accommodation includes a large private entrance foyer (with garage access), parquet floorboards to the living room, new carpets and freshly painted throughout, superb separate living and dining rooms (sliding door access to front garden), internal full-sized laundry and a classic fully appointed bathroom (with bath) and separate toilet. Large private front and rear gardens, provide quiet sitting areas or the perfect spots for relaxation or family entertaining. An oversized single garage (2 small cars accommodated), with internal access completes the package. Extra features include ducted heating, split system air-conditioning, ceiling fans, alarm, remote-control access to the garage, a garden shed, exterior sun blinds and water tank. 3 Bedroom privately positioned villas are rarely brought to market in such a sought-after area. This property will satisfy the most critical inspection.