

**2/13 Kanooka Avenue, Ashwood, Vic 3147**



**Townhouse For Sale**

Friday, 2 February 2024

2/13 Kanooka Avenue, Ashwood, Vic 3147

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Eddie Fu  
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## Auction

Striking the perfect balance of sunshine, style and space, this family-sized townhouse sits at the rear of only two and offers a quality lifestyle with generous internal dimensions connecting effortlessly with alfresco entertaining. Created with a clear focus on functionality, the open plan living, dining and kitchen is oversized and incorporates the quality attributes of stone benches, soft close drawers, a breakfast bench plus a full-array of Bosch appliances including a gas stove, oven, microwave and dishwasher. Blurring the lines between inside and out, bifold doors retract onto a covered alfresco entertaining zone with shade blinds and ceiling fan, perfectly set alongside a child-friendly yard with cubby house and sandpit. Ideal for growing families, the five bedrooms include a ground floor bedroom with robes accompanied by a study/5th bedroom, powder room and Euro laundry, while the three upstairs bedroom include a master bedroom with robes and dual vanity ensuite plus a family bathroom with toilet. Beautifully presented and packed with extras such as ducted heating, split system air conditioning, double glazing, high ceilings, cloak closet, LED downlights plus a double garage. Wonderfully placed only a short stroll from Gardiners Creek Trail, Parkhill Primary, Ashwood High School and buses, near PLC, Deakin Uni, Brickworks Shopping Centre, trams, trains and Monash Freeway. Photo ID required at all open for inspections. Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospect purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>