

# 2/13 Palm Grove, Kilsyth, Vic 3137



## Townhouse For Sale

Thursday, 25 April 2024

2/13 Palm Grove, Kilsyth, Vic 3137

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Paul Fenech  
0418325466



Douglas Widdows  
0497792895

**\$700,000 - \$770,000**

Designed to deliver modern and convenient living at its most desirable, this thoughtfully configured townhouse delivers a seamless combination of style, functionality and comfort that will accommodate to buyers during all stages of life. Join this leafy Kilsyth pocket that's within walking distance from buses, Palm Grove Preschool, Kilsyth Primary School, Collins Place shops and Churinga Shopping Centre, and merely moments from Elizabeth Bridge and Pinks Reserves, Yarra Hills Secondary and Billanook College. A central position also offers easy access to the amenities and train stations of Croydon and Mooroolbark.- An inviting interior spans two light-filled levels and showcases a timeless colour palette which is further enhanced by high ceilings and beautiful, timber-look laminate flooring- Generous open plan living and dining is ideal for hosting gatherings or enjoying a quiet evening with loved ones- A stylish two-tone kitchen complements the space, with stainless steel appliances including a dishwasher, oven and gas cooktop and complete with stone benchtops and soft-close cabinetry - A low-maintenance rear yard with garden shed storage and a 4000-litre water tank provides a private outdoor space for relaxation or entertainment - A double lock-up garage with internal and rear roller door yard access offers convenience and secure off-street parking- Accommodation consists of three robed bedrooms which includes a ground floor master with a walk-in wardrobe and a dual-access ensuite, ideal for catering to guests- The remaining bedrooms are positioned upstairs and are serviced by a central retreat and a family bathroom with separate bathtub, oversized shower and a stone-top vanity- A separate laundry provides a practical configuration, supplying bench space, built-in broom closet and handy external access - Reverse cycle split system heating and cooling is supplied in each bedroom and living area, ensuring optimal comfort all-year-round- Further enhanced with very generous and cleverly designed storage solutions including a triple-robed linen press, a walk-in storage room with built-in shelving, plus energy efficient solar panels contributing towards reduced electricity bills