

**2/21 Octavius Avenue, Caulfield North, Vic 3161**



**Sold Unit**

Monday, 23 October 2023

2/21 Octavius Avenue, Caulfield North, Vic 3161

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Joel Ser  
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Kevin Huang  
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**\$1,260,000**

Designed for low maintenance easy living, you'll be instantly impressed by the practical design & stunning green aspect of this light & bright peacefully located single level villa unit. With entry via a quiet cul-de-sac at the end of Payne Street, this inviting freshly painted & newly carpeted home presents a fabulous opportunity for young couples or families wanting to enter this sought after neighbourhood or the single level ease downsizers desire. The well-proportioned layout features two light filled living zones - a sun drenched & spacious lounge & dining room with lush garden outlooks on either side & a casual living/meals area space with sliding doors opening out to a privately enclosed entertainer's courtyard with lush garden surrounds. All further complemented by a well equipped kitchen with dishwasher & plenty of storage space. Also featuring a generous main bedroom with ensuite & walk-in robe, two additional bedrooms with built-in robes, one of which enjoys dual access to a central bathroom with bath & shower. Other attributes include double carport, ducted heating/cooling, ducted vacuum, powder room, rear storage shed & hallway storage. Brilliantly located in a fabulous lifestyle location within walking distance to the magnificent Caulfield Park, Caulfield Station, the new Caulfield Village, Caulfield Racecourse, schools, Monash University as well as shops & cafes close by.