

**2/22 Ebb Street, Aspendale, Vic 3195**

**buxton**

**Unit For Sale**

Tuesday, 23 April 2024

2/22 Ebb Street, Aspendale, Vic 3195

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 176 m2**

**Type: Unit**



Ozan Kanbur  
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Steve Turner  
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**\$870,000 - \$920,000**

Presenting an exquisite haven of comfort, seclusion, and convenience, this exceptional dual-level townhouse occupies a prime location in the heart of Aspendale. Seamlessly blending modern appeal with functionality, this contemporary residence is tailored for first-time buyers, growing families, and those seeking to downsize without compromising quality. Entering the home, you're greeted by a warm ambience complemented by Tasmanian Oak flooring and abundant natural light, highlighting its remarkable layout. The impressive stone kitchen takes centre stage, featuring a waterfall island benchtop, high gloss cabinets, a 900mm gas cooktop with glass splashback, a built-in microwave and stainless steel dishwasher plus oven. With lofty ceilings, the living room extends seamlessly to a covered veranda, offering an idyllic setting for outdoor gatherings amidst landscaped gardens. The generously proportioned, light-filled bedrooms are adorned with mirrored built-in robes and plush carpets, serviced by a central fully tiled bathroom featuring a soothing bath, spacious waterfall shower, sleek vanity and toilet. A ground-floor bedroom featuring a mirrored built-in robe and a ground-floor tiled bathroom only add to the convenience. To ensure the utmost comfort, the home includes double-glazed windows to keep the temperature moderate, assisted by gas ducted heating and multiple split-system units so your comfort is assured all year round. It also has a European laundry, ample storage solutions, a ducted vacuum, a security system, an intercom, a water tank and a remote-controlled garage. With an array of amenities just steps away, the bayside feel and lifestyle surrounding you are truly unmatched. Positioned within an excellent school zone, it's a short stroll to Yarrabah and Aspendale Primary Schools and just minutes from Mordialloc College. Ideally, you are between Aspendale or Mordialloc Train Stations for effortless commuting, while the Peninsula Link offers the perfect weekend escape. Plus, you're just a short stroll to the sparkling Aspendale foreshore.