

**2/291 Waverley Road, Mount Waverley, Vic 3149**



**Unit For Sale**

Friday, 19 January 2024

2/291 Waverley Road, Mount Waverley, Vic 3149

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Eddy He  
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## **\$630,000-\$690,000 (Unless Sold Prior)**

Nestled within the welcoming confines of a conveniently positioned utility-type complex, this residence unveils an exceptional opportunity for you to seamlessly transition into a lifestyle of comfort and ease. Immerse yourself in the uplifting ambiance that bathes this well-lit, solid brick ground floor unit in a warm glow. Crafted with an emphasis on convenience, this abode promises a contemporary living experience, boasting two generously sized bedrooms and an expansive north facing backyard that beckons for leisurely pursuits. The interior unfolds to reveal a distinct living area, providing a sanctuary for unwinding and embracing moments of personal solace. The kitchen, thoughtfully separated from the dining area, contributes to the functional flow of the space. The pièce de résistance of this property lies in its backyard oasis, adorned with meticulously laid paving, offering an inviting canvas for entertaining endeavours, be it hosting convivial BBQs with friends or relishing a quiet cup of coffee amid the open air. Designed with practicality in mind, this residence proves to be an ideal choice for those considering downsizing or embarking on the journey of homeownership with a small family. The low-maintenance aspect of the property ensures that the burdens of upkeep are minimised, allowing occupants to focus on the joys of living. The location, undeniably superb, places you at the heart of convenience, with proximity to Mount Waverley train station and the bustling shopping village. Moreover, the educational needs of the household are met with the property being within walking distance to both Mount Waverley primary and secondary schools. Public transportation options abound, with a conveniently located bus stop nearby, and quick accessibility to the Monash Freeway just minutes away, ensuring seamless connectivity to the broader surroundings. In essence, this residence embodies not just a dwelling but a holistic living experience, harmonising modern comfort with a strategically advantageous location. 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 we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective 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 checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>