

**2/33 Evelina Street, Mont Albert North, Vic 3129**



**Unit For Sale**

Friday, 15 March 2024

2/33 Evelina Street, Mont Albert North, Vic 3129

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Shawn White  
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## \$1,100,000 - \$1,200,000

A low-maintenance illustration of wide-reaching space, this elegant 3 bedroom, 2 bathroom town residence matches single-level style with contemporary comfort and north-facing alfresco indulgence. Enjoy roomy and relaxed formal living/dining, light-filled open-plan living/dining and a skylit kitchen with ample storage space, a breakfast bar, glistening granite finishes and stainless-steel appliances including a Bosch dishwasher. Step outside into northern sunlight on a paved alfresco terrace with more than enough room for the full suite of outdoor settings. A world away from the hustle and bustle of everyday life, this is a private, peaceful and protected space set to be enjoyed all year round.

- 3 large, bright and robed bedrooms
- Air-conditioned main bedroom with WIR and skylit ensuite, another bedroom with terrace access
- Central bathroom with a bathtub and separate shower
- Remote-controlled double garage with storage capability and internal/external access
- Additional driveway parking
- Large laundry with ample bench and storage space
- Powder room
- Ducted heating and split-system heating and cooling
- Tasmanian oak flooring
- Recessed down-lighting
- Flowing curtains and roller/vertical blinds
- Well-maintained garden with bursts of colour
- Set towards the rear as one of three town residences on the block

Offering exceptional appeal as a first family home, downsizing option or a rewarding investment, live the dream in a neighbourhood of pure convenience. Enjoy close proximity to lush parkland, buses to Box Hill and Doncaster, Balwyn East shopping, easy Eastern Freeway access and key zoning to Mont Albert Primary School and Koonung Secondary College. For more information, please contact Shawn White today.

3 x LITTLE THINGS WE LOVE

1. Multiple bus routes Short ride to Box Hill, Doncaster and the CBD
2. Coles Balwyn East Easy walk for your weekly shop
3. Matilda Mont Albert Steps for your morning coffee

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