

**2/48 Queen Street, Ormond, Vic 3204**

**Townhouse For Sale**

Friday, 2 February 2024

woodards 

2/48 Queen Street, Ormond, Vic 3204

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Ryan Counihan  
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Ben Quigley  
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**\$1,100,000 - \$1,210,000**

Positioned in the desirable McKinnon Secondary College zone, this contemporary town residence presents an inviting combination of low-maintenance comfort and style in a family friendly design. Upon entry, a spacious and airy front lounge sets the stage for the welcoming atmosphere found throughout. The open-plan family and dining room, infused with natural light, flows into a sleek, modern kitchen, where chef's essentials, including a 90cm stainless-steel oven, five-burner cooktop, and quality Bosch dishwasher, are ready to handle any cooking challenge. Stone benchtops add a dash of luxury, while the walk-in pantry provides ample storage. Indoor-outdoor entertaining is made effortless with sliding doors that lead out to a sun-soaked, north-facing deck offering a private alfresco retreat for leisurely brunches or moonlit gatherings. Privacy meets comfort in the four bedrooms on the upper-level. The main bedroom features a walk-in robe and ensuite, while the additional three bedrooms, each with built-in robes, share a family bathroom complete with a full bath, separate shower, and toilet, catering to a bustling household. With split-system air conditioners, laundry, guest toilet, a 7-panel solar system, ducted vacuuming, under-stair storage, solar hot water, and voice-activated smart lighting, living here is both convenient and cost-effective. A double carport, accessed via a rear laneway with remote-controlled entry completes the scenario. Located close to Ormond Primary School, Kilvington Grammar, Ormond Station, and direct bus routes to Monash University, it's also within easy reach of Bentleigh Village's shops and eateries as well as E. E. Gunn Reserve. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.