

**2/69 Coorigil Road, Carnegie, Vic 3163**



**Unit For Sale**

Tuesday, 19 March 2024

2/69 Coorigil Road, Carnegie, Vic 3163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Sarah Gursansky  
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Trent Collie  
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**\$880,000 - \$950,000**

Welcome to this impressive three bedroom brick villa, blending entertainment and low maintenance living seamlessly. The standout feature is the expansive weather protected Merbau deck, an alfresco haven perfect for year round gatherings. From the landscaped entry courtyard to the contemporary interior, this residence harmoniously combines style and functionality. The spacious living room, with hybrid Oak floors, opens to the impressive deck and a charming veggie garden, providing an ideal space for relaxation or hosting guests. The modern kitchen and adjacent dining area are crafted for easy, low maintenance living. Two generously sized front bedrooms feature built in robes for ample storage. The third bedroom, showcasing an inbuilt bed, offers versatility as a bedroom or office with a day bed. The contemporary renovated bathroom, with instantaneous hot water, is complemented by a separate toilet and an independent laundry. Ducted heating and reverse cycle air conditioning ensure comfort in any season, while multiple skylights flood the interior with natural light. This residence includes a lock up garage with an additional parking space in front. It is located within a tightly knit complex, with three of four units owner occupied long term. This property is conveniently located five minutes from Chadstone Shopping Centre and is within walking distance to Koornang Road and Murrumbeena shopping and dining precincts. The property is within walking distance to the nearby Koornang Rd and Packer parks, the city tram, the Chadstone bus, and Murrumbeena Train Station (all within a 13 minute walk). It is also near the Carnegie swimming pool (under construction) and Carnegie Primary School. This home promises a comfortable lifestyle and presents a sound investment opportunity, with rental potential.