

**2/76 Catherine Avenue, Chelsea, Vic 3196**

**buxton**

**Unit For Sale**

Sunday, 24 March 2024

2/76 Catherine Avenue, Chelsea, Vic 3196

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ben Connolly  
0407895796

**\$610,000 - \$650,000**

A carefree parkside, seaside escape, this two bedroom single level haven is the perfect proposition for first home buyers, downsizers and investors with its prime location and move in ready appeal. Surrounded by parklands and positioned within walking distance to the beach, the lifestyle on offer is outstanding. Greeting you is an inviting living space bathed in natural light, with polished timber floorboards flowing underfoot. The accompanying modern kitchen is generously sized and enjoys flowing stone benchtops for easy prep work, a glass splashback and ample storage. Both bedrooms feature built-in robes, the spacious master enhanced by soft carpet and a ceiling fan, serviced by an immaculate bathroom. You'll also delight in the surprise inclusion of a proper laundry room, and the private low-maintenance courtyard with its coveted sunny north-east aspect. Nestled amongst an immaculate group of only four with no active body corporate, this low-maintenance retreat is supremely comfortable with continuous hot water, split system heat/cool, an additional Rinnai space heater, outdoor blinds and single lockup garage with rear access. Situated in a quiet leafy locale opposite Chelsea Recreation Reserve and footsteps from the ever-popular Bicentennial Park, you're going to love the ease of the train station just at the end of the street, plus schools, Chelsea Village's shopping, cafes, schools and beautiful beaches at your fingertips.