

**2/9 Edith Street, Oak Park, Vic 3046**



**Sold Townhouse**

Sunday, 12 November 2023

2/9 Edith Street, Oak Park, Vic 3046

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 118 m2**

**Type: Townhouse**



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**\$667,500**

Nestled in the heart of Oak Park, 2/9 Edith St offers the ideal blend of comfort, luxury, and convenience-making it the ideal home for first-time buyers, professionals, investors, or those looking to downsize. This inviting townhome zoned to Strathmore North Primary School features two spacious bedrooms, each complete with an ensuite, as well as an additional powder room for your guests. The home unfolds into an open-plan living area that seamlessly integrates with an established courtyard, providing the perfect backdrop for both relaxation and entertaining. Revel in the modern-day luxuries that elevate this home to a class of its own, including state-of-the-art finishes and appliances. Situated within close proximity to shops, schools, cafes, and parklands, and well-connected by public transport, this property positions you in the midst of convenience. Look no further-your new home awaits at 2/9 Edith St, Oak Park Make your move today - Contact C+M Residential.. 'Helping You Find Home..' **THE UNDENIABLE:** • Brick Townhouse • Built-in 2019 approx. • Land size of 118m2 approx. • Building size of 14sq approx. • Foundation: Concrete slab **THE FINER DETAILS:** • Kitchen with Bosch S/S appliances including a dishwasher, 2-tone cabinetry, island bench, benchtops & cupboard space, under mount kitchen sink, tiled splashback, finished with timber flooring • Sizeable open-plan meals & living zones with timber flooring • Study zone area with carpeted flooring • 2-Bedrooms in total with robes & carpeted flooring, plus an ensuite each • 2-Bathroom ensuites with shower, bathtub to master, single vanity, combined toilet & floor to ceiling tiles • Powder room with single vanity • Separate laundry with single trough and garage access • 3x Mitsubishi reverse split system heating & cooling in all main areas • Additional features include a security alarm system & intercom, black tapware & fittings, LED lighting, high ceilings, roller blinds, timber staircase, plus zoned to Strathmore North Primary School • Private courtyard with decking, established gardens, trees, garden beds & lawn plus a water tank • Single remote garage with rear & internal access • Potential Rental: \$500 - \$550 p/w approx. • Body Corp: \$340 p/q approx. **THE AREA:** • Close to Pascoe Vale Rd, Snell Gr, Devon Rd & Pascoe St shopping & cafe strips. Oak Park Train station and bus hub • Surrounded by parks, reserves & local schools including zoned to Strathmore North Primary School • And only 12km from the CBD with easy City Link and Ring Road and airport access • Zoned Under the City of Merri-bek - General Residential Zone **THE CLINCHER:** • 2-Bedrooms with an ensuite each - you'll never fight for bathroom time • In the Strathmore North Primary school zone - **WINNING!** **THE TERMS:** • Deposit of 10% • Settlement of 90/120 days Secure your **INSPECTION** Today by using our booking calendar via the **REQUEST INSPECTION** button... \*All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property. Claudio Cuomo: 0419 315 396 John Nguyen: 0433 928 979