

# 2 Muscat Place, Waurn Ponds, Vic 3216

ROBYN DODD

## House For Sale

Tuesday, 28 November 2023

2 Muscat Place, Waurn Ponds, Vic 3216

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 365 m2**

**Type: House**



Robyn Dodd

**\$725,000**

Captivating from every angle, 2 Muscat Place is a masterstroke of modest contemporary design, where light and views create a bespoke environment. Immersed in a level low maintenance garden and enlightened by a true-north orientation, this brilliantly located property is only a short walk to the Waurm Ponds shopping precinct, and moments to the Waurm Ponds train station. This is one not to be missed. We look forward to showing you through soon...Residence

General-Materials of construction, Linea board and corrugated iron-Floors are a perfect mix of timber, tile and carpet-Solar 8 panels with 1.52kw-Ceiling fans in living spaces-Split system heating and cooling-Secure yard for children and pets

Ground level -3 carpeted bedrooms with substantial robes, one with study nook-Family bathroom incorporates bath, shower, toilet and vanity-European laundry located in bathroom fits perfectly in this space -Storeroom under stairs-Timber stairs to upper level

Upper level-Chief's kitchen, equipped with under bench 600 oven, gas cooktop, dishwasher, ample cabinetry-Dining area framed by a stunning curved ceiling-Living sits comfortably in the centre of the open plan room, -Timber floors superbly warm and integrate the entire upper level-Sliding door to timber deck with views to the You Yangs Outdoor -Room for 2 cars to park off the street, under a large shade sale-Established easy to maintain garden-Gated side access to yard-Lush lawns for children and pets to play-Shed ideal storage for your garden maintenance items-Recycled water - watch your garden flourish

Lifestyle-Quiet court location, affords the all-important serenity to relax and recharge at home-Waurm Ponds shopping, restaurants, cafes and amenities only footsteps from your door-Convenience abounds with the new Waurm Ponds train station a short drive away-Walk to Deakin University -Entertain friends and family on your private lush lawns -Explore the amazing the coastline only 20 minutes away-Work from home, entertain, live your best life.