

24 Edgbaston Way, Mulgrave, Vic 3170

**buxton**

**Sold House**

Friday, 18 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 421 m2**

**Type: House**



Luke Yang

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Bruce Liu

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**\$1,340,000**

Nestled within the catchment for Carwatha College P-12 and Mulgrave Primary School, this home is just metres from Waverley Park Lake, playgrounds and serene walking tracks. Situated in a highly sought-after estate centred around Waverley Park, this home offers an enviable lifestyle. Monash Freeway and Waverley Gardens Shopping Centre are just a short distance away. This double-storey haven features a quality facade that harmoniously combines white painted render, dark brick veneer, and matrix cladding. The neat landscaping complements the exterior's appeal. A wide concrete driveway leads to a double lock-up, drive-through garage, boasting separate automatic Colorbond doors. It offers direct access to a vast entertainers' courtyard, fully concreted for low-maintenance ease. The home adjoins the Axis Park walking track, providing a leafy outlook. Enjoy peace of mind with a Bosch security alarm system and a water tank for eco-conscious living. Inside, square-set ceilings and modern LED down lights feature throughout. Roller blinds adorn all windows, enhancing privacy and style. Ceramic floor tiles and plush carpet combine with ducted heating, a gas fireplace and Smart Temp climate control. The open-plan layout is complemented by a separate front-facing living room, providing versatile living spaces for larger families. The designer kitchen boasts a four-seater breakfast island adorned in a sleek 20mm stone with a speckled finish. The double bowl undermount sink, 600mm Smeg cooking appliances, glass splashback, and integrated dishwasher make meal prep a pleasure. A large laundry and under-stair storage are highly practical. Four upper floor bedrooms offer generous built-in robe storage and plush carpet. The master bedroom is a tranquil retreat, featuring a walk-through robe and a private ensuite with an oversized shower and double vanity. Both bathrooms are lavishly appointed with mirrored cabinetry, frameless showers and chic vanities. The main bathroom adds a tiled hob bathtub for the kids. Photo ID required at all open for inspections.