

**25A Vivianne Avenue, Mont Albert North, Vic 3129**

**buxton**

**Townhouse For Sale**

Tuesday, 16 January 2024

25A Vivianne Avenue, Mont Albert North, Vic 3129

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Leo Xu

0390130160



Melody Jiao

0390130160

## **Auction \$1,500,000 to \$1,600,000**

This brand new luxurious, architect-designed standalone house, with its own street frontage and no body corporate in a leafy, tightly-held pocket that has proven popular with young families for its convenient access to every day amenities. A celebration of quality, space and natural light, be the first to enjoy this irresistible new family sanctuary, positioned in an elite neighbourhood an easy stroll from Elgar Park and Koonung Creek Trail. A sunny home office is tucked away at the front with an adjoining powder room, stepping through to a relaxed living room, dining zone and a gourmet kitchen appointed with a full suite of premium Miele appliances, a stone breakfast bar and clever storage solutions. Ascend the stairs to discover a tranquil haven, complete with a well-appointed study area and an opulent master bedroom boasting an indulgent ensuite and walk-in wardrobe. Two additional bedrooms, both outfitted with spacious closets, are impeccably served by an equally chic family bathroom. The thoughtfully designed layout seamlessly combines comfort and elegance, with expansive windows that seamlessly merge the living spaces with the secluded north-facing alfresco courtyard - an idyllic spot for year-round relaxation and casual outdoor dining. Notable amenities include a video intercom, CCTV security, luxurious wide timber flooring, efficient ducted heating and cooling, double-glazed windows, a convenient garden shed, water tank, and a capacious remote-controlled garage with ample height to accommodate a caravan or camp trailer. This is truly a home of exceptional quality and style, featuring Miele kitchen appliances, Albany Oak joinery panels, premium Blum kitchen hardware, gun metal finish fixtures and fittings, frameless shower screens, wool carpeting, ambient LED lighting, frameless window finishes and high garage ceilings specially designed for housing a caravan or camp trailer. In a prime location, the home is zoned for Birralee Primary School and Koonung Secondary College, with exceptional convenience to Belmore Road shops and cafes, the Eastern Freeway, Westfield Doncaster, bus routes, Box Hill Central with a transport interchange, Box Hill TAFE and Hospital. Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs.

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