

# 3/1 Crosbie Road, Murrumbeena, Vic 3163



## Unit For Sale

Thursday, 9 May 2024

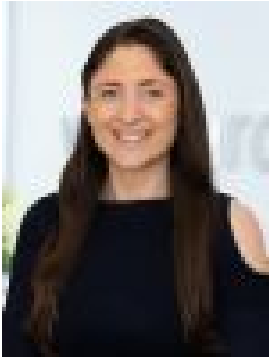
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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Clare Adams  
0432640642



Ruth Roberts  
0409214110

**\$750,000 - \$800,000**

On a sunny corner, doors to Duncan MacKinnon Reserve, this street-fronted unit delivers spacious interiors with no shared land. Ready to move into or primed to rent out, it also offers the option to easily modernise the kitchen and bathroom with your own specific taste. One of three on the block and tucked behind a fenced front garden, the floorplan is extremely functional, welcomed by a distinct entrance hall that leads into the inviting lounge where there is space to dine with loved ones. The bright kitchen offers a very workable footprint and sits alongside a casual meals area whilst outside is a very low maintenance courtyard that could be transformed into a stylish alfresco zone with some modern vision. Both of the bedrooms are genuine doubles – one with a walk-in wardrobe area – they share the central bathroom with both a bath & separate shower, while a full laundry completes the internal layout. Kept comfortable throughout the year with ducted heating and two split systems, the home also offers a lock-up garage with its own driveaway conveniently accessed via the slip road. Steps to the bus stop and close to local shops & cafes, this perfect first home, investment or empty nest is also opposite St Patrick's Primary School & the tennis club and a direct trip to the station. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.