

**3/13 Sutton Parade, Mont Albert North, Vic 3129**

**Townhouse For Sale**

Thursday, 30 May 2024



3/13 Sutton Parade, Mont Albert North, Vic 3129

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 180 m2**

**Type: Townhouse**



Kenny Lau  
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**\$1,380,000-\$1,450,000**

This brand-new three-bedroom, two-ensuite residence with state-of-the-art amenities offers a dream configuration for families who expect the very best. The living area is approx. 180 sqm. The ground floor offers a dining and family area where your friends and extended family can socialize across the stone gourmet kitchen and next to the entertaining timber decking while you prepare inspired cuisine. Walking through the kitchen is the laundry room, a master ensuite with walk in robes and a double carport. On the upper level, you will find another two bedrooms, master with ensuite and walk-in robes, while the other bedrooms with built-in robes. Spectacular from all angles, extensive double-glazing, reverse cycle ducted heating and air conditioning, a double auto garage with internal entry and a 2500L rainwater tank with pump to toilets complete this exclusive experience. Only about 10 minutes' walk from the tram bound for Kew's private schools and the city, stroll to Mont Albert Shopping, Mont Albert Primary School and Mont Albert Reserve. Achieve a remarkable lifestyle in the Koonung Secondary College zone, close to Balwyn East Village, St Bridget's Primary, Koonung Creek Trail, city bus, Box Hill Central, TAFE, Hospital and the freeway.