

**3/18 Bute Street, Murrumbeena, Vic 3163**

**Agents+**

**Sold Unit**

Thursday, 28 March 2024

3/18 Bute Street, Murrumbeena, Vic 3163

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 41 m2**

**Type: Unit**



Gurpreet Singh  
0426537775

**\$350,000**

Welcome to 3/18 Bute Street Murrumbeena, in a quiet tree lined street, minutes stroll to the station, one of only 8 units in a charming small block on the ground floor. This beautifully renovated large 1-bedroom, 1-bathroom unit located close to cafes, shops and Chadstone shopping centre nestled between both Murrumbeena and a stones throw from Hughesdale Station and shops.. A ground floor unit with modern finishes, this property offers comfortable living in a safe sought-after area. Nothing to spend. Key Features:• Fully renovated unit throughout for easy maintenance and a contemporary feel.• Spacious living area providing ample room for relaxation and entertaining.• Well-appointed separate kitchen area with near-new appliances, offering functionality and style.• Additional study/home office space, perfect for remote work or study sessions. Bright sunny ground floor unit with security door and locks. Undercover carport space with title for convenient parking. Enjoy living in a quiet, safe and friendly neighbourhood. Low cost and affordable body corporate fees and no cost for lift maintenance. Excellent Body Corporate management company ensuring the property is well maintained. Location Highlights: Close proximity to public transport:• Only 7 minutes walk to the new Murrumbeena and Hughesdale Train Stations. Prime shopping destination:• Approximately 20 minutes walk to famous Chadstone City Shopping Centre, offering a huge range of retail, dining, and theatre options. Café & Food Culture:• Discover the vibrant mix of cafés, wine bars and restaurants within a stones throw of the unit. Walk to vibrant Koornang Road, Carnegie to try some of the top 20 restaurants, 4 supermarkets and cafes. A foodies paradise. Recreation and green spaces:• Stroll through famous Boyd Park at the end of the street winding through bushland to East Malvern Station. Ideal for outdoor walks, runs and BBQs and pet lovers.• Tennis courts at the end of the street.• Monash University, 15 minutes away on the Cranbourne/Pakenhan line to Caulfield Station. Priced to sell. Don't miss out. A great modern and conveniently located secure apartment in the heart of Murrumbeena. Whether you're a first-time buyer, or an investor, this property offers comfort, convenience, and lifestyle appeal with nothing to spend. Note. High rental return (\$400 week) and strong demand make this unit an enticing opportunity for investors seeking a lucrative high yield return to their portfolio. For inquiries or to arrange a viewing, please contact Gurpreet Singh at 0426537775 and make this unit your new home! Disclaimer: All information provided is deemed reliable but not guaranteed. Buyers are advised to conduct their own due diligence and verify all details independently.