

**3/4 Marara Road, Caulfield South, Vic 3162**



**Unit For Sale**

Tuesday, 11 June 2024

3/4 Marara Road, Caulfield South, Vic 3162

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Leon Gouzenfiter  
0422339791



Ben Ajzner  
0395261999

**\$960,000 - \$1,050,000**

This well presented single level unit, bathed in sunlight & sitting in quiet seclusion at the rear of a conveniently located block of just three offers immeasurable lifestyle appeal & a wonderful opportunity to enter a highly sought after neighbourhood. Enjoying a flowing floor plan & the added bonus of a large outdoor living & entertaining area, it delivers the space young couples or families need with the single level low maintenance ease perfectly suited to downsizers. Timber floors greet you on arrival & flow from the entrance hallway with storage through to a large living room. While a good sized dining room served by a well appointed kitchen with dishwasher & ample storage enjoys access to a privately enclosed courtyard with expansive alfresco entertainer's deck. Away from the living zone a main bedroom with walk-in robe & ensuite, two additional bedrooms with walk-in/built-in robes & a central family bathroom with shower over bath completes the accommodation. Other features include separate laundry, alarm, ducted heating/cooling & a single garage. Capturing an enviable position in a prime park side location within the coveted Caulfield South Primary School zone, close to Marara Reserve, Princes Park, popular cafes, Glen Huntly Road shopping strip & a choice of transport options. Don't miss your opportunity to capitalise on this great address!