

**3/601 Elgar Road, Mont Albert North, Vic 3129**

**HEAVYSIDE**

**Apartment For Sale**

Wednesday, 12 June 2024

3/601 Elgar Road, Mont Albert North, Vic 3129

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Tim Heavyside  
0394703390

**\$530,000 - \$580,000**

Watch the auction live at: <https://heavyside.co/live-auction/THE-PROPERTY> A delightful hideaway in a highly sought-after pocket, this two-bedroom unit offers an exceptional opportunity to enter a tightly held market, downsize, or secure an astute investment. Tucked in a peaceful block, the front living zone provides a warm welcome inside, with large picture windows drawing in an abundance of natural light and new floorboards underfoot adding a fresh and inviting appeal. Flowing through you will discover a spacious meals domain which rests alongside the chic original kitchen with tiled splashbacks, while the adjoined laundry offers direct access to the private courtyard and alfresco framed by leafy outlooks. Both bedrooms are light-filled, generous in size and feature ceiling fans, the main also boasting a large built-in robe, while the sparkling bathroom comprises a bath, shower, vanity and separate toilet. Additional value-add inclusions of ducted heating, well-maintained gardens and single car garage make this delightful home a must see.

**THE FEATURES**

- Light-filled & inviting two-bedroom, one-bathroom unit
- Positioned within a quiet block in a sought-after pocket
- Living room upon entry is bright & immediately inviting
- Sparkling new timber floors throughout in living & bedrooms
- Two generous bedrooms, main with built-in robe storage
- Chic bathroom featuring bath, shower, vanity & separate toilet
- Private courtyard & alfresco deck with well-maintained gardens
- Single garage
- Ducted heating for optimum warmth in the cooler months

**THE LOCATION** Wonderfully positioned for an active lifestyle, with buses on your doorstep, within walking distance of Box Hill Central and train station, close to parkland and the Koonung Creek Trail, and only steps to Koonung Secondary College (zoned) and a short stroll to Box Hill North Primary. Brought to you by Vendor Marketing – Melbourne's most qualified vendor advocates – [www.vendormarketing.com.au](http://www.vendormarketing.com.au)

**THE TERMS:** 30|45|60