

**3 Edinburgh Avenue, Glen Waverley, Vic 3150**



**House For Sale**

Friday, 14 June 2024

**3 Edinburgh Avenue, Glen Waverley, Vic 3150**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 806 m2**

**Type: House**



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## AUCTION

Relishing a refined aesthetic that immediately resonates with entertainment appeal, this single level residence is dedicated to family enjoyment and showcases quality appointments and the perfect indoor-outdoor flow. Light filled and spanning an incredible 806sqm approx. corner allotment, the home's glorious design delivers excellent social interaction with the welcoming lounge room introducing itself as you step inside and showcasing comforting carpet, stacker doors and a gas log fire. Spotted Gum flooring adds definition to the dining area that's overlooked by a quality equipped kitchen boasting an accompanying study desk, Caesarstone benches, soft close cabinetry, Electrolux 5-burner gas stove, Beko oven, Fisher & Paykel dish drawer dishwasher plus a breakfast bench. Stacker sliding doors and a servery window with retractable flyscreens connect this area out onto the alfresco deck with electric louvre roof, mains gas BBQ point, overhead heater and speakers, extending onto the private backyard with basketball area. Catering for the family's accommodation needs, the four bedrooms all benefit from carpet and are serviced by a stylish bathroom with spa bath, rainfall effect shower and vanity, along with a powder room and laundry with clothes rail, Caesarstone topped vanity and custom cabinetry. Setting standards high, the home also benefits from loft storage, 4.4kw solar panel array, 10kw battery, ducted heating, split system air conditioning, keyless entry, LED downlights, treehouse in front yard plus a triple garage with rear roller door. Nestled in the admired Highvale Secondary Catchment (STSA), moments from Glen Waverley Primary, Wesley College, The Glen Shopping Centre, buses, Glen Waverley Station plus EastLink and Monash Freeway. Photo ID required at all open for inspections.