

# 32 Excelsior Circuit, Mulgrave, Vic 3170



## Townhouse For Sale

Tuesday, 14 May 2024

32 Excelsior Circuit, Mulgrave, Vic 3170

**Bedrooms: 3**

**Bathrooms: 2**

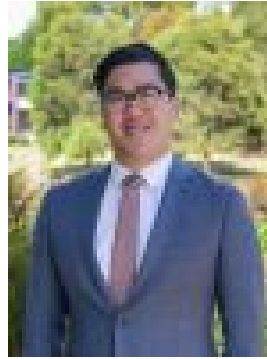
**Parkings: 1**

**Area: 227 m2**

**Type: Townhouse**



Rick Cheah  
0395669841



Shaun Lim  
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## AUCTION

Effortlessly stylish and enviably set in the esteemed Waverley Park Estate, this sunbathed home will impress families dreaming of a low-maintenance lifestyle where indoor-outdoor entertaining can easily take place. Benefitting from a rare ground floor master bedroom with his/her built-in-robos and ensuite, the home may alternatively suit downsizers seeking to live on one level with two robed bedrooms plus a family bathroom upstairs for the grandchildren. Filled with northerly sunshine, the open plan living, dining and kitchen is an entertainer's paradise complete with stone benches, Smeg appliances, breakfast bench plus a walk-in pantry. Retracting back to create the perfect indoor-outdoor connection, sliding doors open onto a fuss-free, paved entertainer's courtyard - ideal for gatherings with friends. Ensuring the home is comfortable year-round and suitable for family life, the home further benefits from a study nook, powder room, full-sized laundry, ducted heating, split system air conditioning, high ceilings, under stair storage plus a single garage with internal access and driveway parking space. Meters from Ellis Park Playground and Waverley Park Lake Playground, near Mulgrave Primary, Nazareth College, Waverley Gardens Shopping Centre, buses plus EastLink and Monash Freeway. Photo ID required at all open for inspections.