

# 4/1 Waratah Avenue, Glen Huntly, Vic 3163



## Unit For Sale

Wednesday, 12 June 2024

4/1 Waratah Avenue, Glen Huntly, Vic 3163

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ruth Roberts  
0409214110



Ryan Newbond  
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**\$720,000 - \$780,000**

Merely metres to Glen Huntly's bustling retail, dining and transport hub, this 2-bedroom haven is a brilliant proposition for anyone chasing a low maintenance lifestyle. Dishing up ready-to-enjoy accommodation across one easily accessible level, whether you are just starting out, seeking a relaxed retirement or hoping to add to a growing property portfolio, this is a home that definitely fits the bill. Neat, tidy and bathed in abundant natural light, the villa includes an open plan living/dining area as well as a practical kitchen where a breakfast bar, dishwasher and gas cooktop are all highlights. Built-in robes feature in both of the well-sized bedrooms; they share a bright bathroom with WC plus there is a separate 2nd WC and a full laundry, ducted heating, air-conditioning and lock-up garage are all offered. Adding to the home's enormous appeal is its generous wraparound courtyard with undercover patio – a space you will love spending time in with family and friends. Make your mark with some simple cosmetic enhancement, or just move in and soak up everything this prized neighbourhood has to offer. City-bound trams, trains and bus stops are all readily available and popular eateries, the primary school & daily necessities are within a stroll - Lord Reserve, Koornang Road & the reimagined Carnegie Memorial Swimming Pool are also moments away for endless leisure time enjoyment. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.