

45 Waxflower Crescent, Bundoora, Vic 3083

Rata & Co.

Townhouse For Sale

Tuesday, 28 November 2023

45 Waxflower Crescent, Bundoora, Vic 3083

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



Vally Razko

0394366888

ESR \$445,000 - \$489,500

This fantastic home is perfectly positioned right next door to RMIT and situated in the iconic Jarrah Estate. The townhouse itself offers a flexible floorplan perfect for a first home buyer, investor or even downsizer. Prior to entry you are greeted by a fantastic open entry courtyard space as well as storage room. Downstairs, natural light filters from all directions, enhanced by the modern kitchen with an open plan design that is welcoming and bright. The kitchen offers plenty of storage space plus stainless-steel appliances and overlooks the low maintenance courtyard filled with natural light and provides access to the parkland behind. Upstairs, comprises of two bedrooms with BIR's plus potential third bedroom/study nook, central bathroom as well as laundry facilities and an oversized balcony. Other features of the property include split system (heating/cooling), downlights throughout and a double car space. You are also within walking distance to tram stops, University Hill Shopping Centre, parklands, and many cafés. This is the perfect place to call home and one not to be missed. PHOTO ID REQUIRED Due diligence checklist - consumer.vic.gov.au/duediligencechecklist Privacy Policy and Privacy Collection Notice - rataandco.com.au/privacy-policy Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from land.vic.gov.au. This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.