

**469 High Street Road, Mount Waverley, Vic 3149**

**Harcourts**

**Sold House**

Wednesday, 25 October 2023

469 High Street Road, Mount Waverley, Vic 3149

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 676 m2**

**Type: House**



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## Contact agent

Situated in a prime location and impeccably maintained, get ready to reap the rewards of this grand land and premier residential proposition on 676m<sup>2</sup> (approx.) flat, regular shaped allotment. Combining this privileged position with premier potential, this one-owner, much-loved home offers the perfect live-in or rent-out opportunity for the young family or savvy investor in central Mount Waverley with Mount Waverley Secondary College only minutes from your doorstep. The home's comfortable dimensions offer three bedrooms; all offering floor-to-ceiling built-in robes and plenty of natural light. The large lounge and dining rooms sit at the front of the home and link through to the solid timber kitchen with quality appliances. A lovely breakfast bench helps to separate the area from the adjoining spacious meal space. The pristine main bathroom is fully equipped with an impressive black tiled bathtub and the practicality of a separate toilet and private shower room. The laundry ensures comfort for the family and side door access leads to a delightful lawn for the kids or pets surrounded by mature floral gardens in the backyard. Furthermore, this brick veneer single-level home comes with ducted heating throughout the house with a gas space heater in the lounge room, ceiling fans, high ceilings plus a double lock-up garage that is preceded by a long driveway, security gates and extra turning space for easy in and out access for the vehicles. Enviably situated in the Mount Waverley Secondary College Zone and only a short walk from Mount Waverley North Primary, Hamilton Place shops, Mount Waverley Train Station, whilst within close proximity to both Monash and EastLink Freeways.