

# 47 Cavenagh Boulevard, Mulgrave, Vic 3170

## House For Sale

Thursday, 30 November 2023



47 Cavenagh Boulevard, Mulgrave, Vic 3170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 291 m2**

**Type: House**



Joe Qiao  
0396451199



Andrew Chen  
0396451199

**\$1,100,000~1,200,000**

Perfectly positioned just a short skip from Waverley Park Lake and playground, this immaculate brand-new home is a total showstopper that will inspire relaxed indoor/outdoor living in a low-maintenance format that will maximize every minute of free time. The 2-story design is resplendent with 3 spacious living zones and a beautifully appointed kitchen complete with a walk-in pantry, quality appliances, and stylish Caesarstone. The generous main bedroom is located on the first floor with its own ensuite and walk-in robe, accompanied by 3 additional bedrooms (all with robes) and a sleek family bathroom. Thoughtfully designed for family living, welcome extras include a ground floor powder room, practical laundry, integrated double garage plus ducted heating and cooling. Constructed by Metricon Homes and ready for you to simply move in, unpack and enjoy - you'll love the choice of parks, playgrounds and walking trails within Waverley Park Estate, along with the supermarket, health club, take away food and Last Piece cafe. Close to Monash Freeway, this prized home is also moments from quality schooling like Caulfield Grammar, Wesley College and Mazenod College, plus Monash University, major shopping centres and Jells Park.

- Brand new family home - close to Waverley Park Lake
- 3 living areas thoughtfully zoned for family functionality
- Quality kitchen - walk-in pantry, s/steel appliances, Caesarstone
- 4 generous bedrooms plus 2 stylish bathrooms and powder room
- Covered outdoor dining and easy care garden allotment
- Ducted heating and cooling, remote double garage (internal access)
- Short stroll to the lake, walking trails, wetland, and more
- Surrounded by abundant natural open spaces for a healthy lifestyle
- Convenient to Monash Fwy, quality schools & major shopping centers