

**4B Abbeygate Street, Oakleigh, Vic 3166**



**Townhouse For Sale**

Friday, 5 April 2024

4B Abbeygate Street, Oakleigh, Vic 3166

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Nick Strilakos  
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Max Hedley  
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## **Auction (\$1,250,000-\$1,350,000)**

• Four sunlight, spacious bedrooms • Natural stone benchtops and fully tiled bathrooms • Downstairs Master ensuite ideal for older residents • Walk to vibrant Oakleigh Cafes, restaurants bars and stations Discover elegance and sophistication in Oakleigh with this brand new double storey 4 bedroom, 3 bathroom townhouse with lock up garage, an ideal sanctuary for downsizers, first-time buyers, or young professionals. Each corner of this property has been designed with precision, offering a blend of luxury and practicality. Step into the warm embrace of our inviting living room, where timber floorboards lay the foundation for a space bathed in the sun-soaked allure of two luminous living areas. The master and guest bedrooms serve as serene retreats, each boasting an ensuite and walk-in wardrobe for unparalleled privacy and convenience. The additional carpeted bedrooms, each featuring built-in robes, are complemented by a central tiled bathroom equipped with a luxurious bathtub, crafting a home where comfort meets elegance in every corner. The culinary enthusiast will revel in the deluxe kitchen, equipped with high-end stainless steel appliances and a sleek dishwasher. The natural stone kitchen island stands as a centerpiece, inviting family and guests alike to gather. Ample storage ensures a clutter-free space, while the open-plan design seamlessly integrates the kitchen with the living area, fostering an environment of togetherness and ease. In our thoughtfully designed low maintenance backyard, featuring an outdoor wooden deck area complete with a shield for year-round entertainment. This home caters to every aspect of modern living, offering a dedicated study space for focus and creativity, air conditioning in each room for ultimate comfort, and two powder rooms for convenience. The inclusion of additional storage spaces and a European laundry ensures a harmonious and organized living environment. Completing the picture is the practicality of car spaces, leading through the driveway to the garage, blending accessibility with privacy. Positioned in the heart of Oakleigh, walking distance to Oakleigh Station, the attractions of Eaton Mall, add to this the convenience of excellent schools, bus transport, and the close proximity to Chadstone Shopping Centre, the Monash Freeway, and prestigious golf courses, and you have an unparalleled blend of accessibility and prestige. Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained in this document is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>