

# 5/44 High Street Road, Ashwood, Vic 3147



## Unit For Sale

Friday, 19 January 2024

5/44 High Street Road, Ashwood, Vic 3147

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 139 m2**

**Type: Unit**



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**\$680,000 - \$730,000**

Perfectly located within walking distance of numerous key amenities, this recently renovated 2-bedroom unit presents a magnificent buying opportunity, whether you are buying your first home, downsizing or looking to build your investment portfolio. This low maintenance, but highly livable unit has an inviting and open living area with an abundance of natural light, providing ample space to entertain guests. And if cooking is your thing, you'll be able to take advantage of the recently appointed kitchen, providing all the tools to prepare meals to everyone's liking! 2 spacious bedrooms with BIR's, along with a bathroom and laundry round out the interior of this well laid out dwelling. Enjoy the comforts and privacy of a rear courtyard which comprises of neat garden areas and the opportunity to set up a BBQ and outdoor dining setting. And enjoy the comforts of your own street frontage, having access to your own private driveway (comfortably fitting 2 vehicles) which leads to your single car garage. This 8-unit complex has a magnificent community feel, with 7 of the 8 owners being owner occupiers, evidenced in the presentation of the facade and gardens surrounding the complex. You will not need to venture too far outside your front doorstep to access a range of key amenities including Woolworths, chemists, medical centres, vets and a variety of restaurants all within a 2-minute walk. A bus stop is perfectly positioned within 50 metres of your front door while access to 2 train stations (Ashburton & Alamein), is a brisk 1.3km walk away. Ashwood is also home to the highly regarded Ashwood High School (800 metre walk), which was voted in the Top 10 Government Schools in Victoria for VCE results as recently as 2021. And for lovers of nature and the outdoors, you will be sure to enjoy Ashwood Reserve and Gardiners Creek parklands nearby. Last - but by no means least - let's not forget the world-renowned Fashion Capital, Chadstone Shopping Centre, providing a world of entertainment and located a very short 2.3km away! If convenient living with a high-quality lifestyle is something you are after, do not miss this opportunity to inspect a property which is sure to impress!