

# 6/29 Railway Parade, Murrumbena, Vic 3163



## Unit For Sale

Saturday, 13 April 2024

6/29 Railway Parade, Murrumbena, Vic 3163

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 119 m2

Type: Unit



Yuni Kim

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Matthew George

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## **Auction (\$495,000 - \$540,000)**

Welcome to your new home at 6/29 Railway Parade, Murrumbeena. This contemporary residence offers the perfect blend of style, comfort, and convenience in a quaint residential suburb. Step inside to discover a spacious one-bedroom apartment featuring a built-in robe and split system AC for your comfort. The main bedroom boasts an ensuite effect with the main bathroom, complete with a shower, vanity, and toilet. Prepare culinary delights in the galley style kitchen, equipped with stone benchtops, a 4 burner gas cooktop, tiled splashback, and dishwasher. Euro laundry facilities add to the practicality of this modern home. The light-filled open plan living/dining/kitchen area welcomes you upon entry and direct access to a private outdoor area through glass sliding doors. Outside, you'll find a small yet charming private outdoor area with landscaped gardens, a lock-up shed, and a grassed area, perfect for relaxing or entertaining. Additionally, enjoy the convenience of 2 off-street car spaces in front of the property.

**FEATURES:**

- 1 Bedroom with Built-in-robe
- Main Bedroom has ensuite effect with main bathroom
- Double glazed windows
- Galley Style Kitchen
- Stone Benchtops
- 4 Burner Gas Cooktop
- Electric Oven
- Tiled Splashback
- Dishwasher
- European Laundry
- Open Plan Kitchen, Meals, Living
- Curtains and Blinds Throughout
- Tiles, Floating Floorboards and Carpet
- Private Outdoor Area
- Landscaped Gardens
- Lock-up Shed
- X2 off Street Car Parking Spaces
- Split System Heating & Cooling

**LOCATION:** Positioned in a great location, this home boasts close proximity to all education, shopping and recreational needs. Explore nearby parks such as Murrumbeena Park, Duncan McKinnon Oval, and Boyd Park, offering a range of recreational facilities. There are many schools nearby making education accessible, these include St Parrick's Primary School, Murrumbeena Primary School, Oakleigh Grammar and Glen Eira College. Chadstone the Shopping Capital is just a short approx 3 minute drive or 20 minute walk making all shopping endeavors convenient and easy. With the M1 on-ramps close by you can be sure that you can get anywhere you need with ease. Hughesdale is your nearest train station and is within walking distance for longer commutes and a direct line into Melbourne's CBD.

On Site Auction Saturday 4th of May at 11am