

# 6/45 Sherbourne Road, Montmorency, Vic 3094

## Townhouse For Sale

Friday, 26 April 2024

6/45 Sherbourne Road, Montmorency, Vic 3094

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 189 m2**

**Type: Townhouse**



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**\$740,000-\$790,000**

Step inside this beautifully presented two-bedroom, two-storey townhouse on an easy-care block of 189sqm (approx). It offers split-level living, plush new carpets, timber floors, tiled wet areas, north-facing outdoor areas, and a single-car garage. The living room, which features timber floors, overlooks the open-plan kitchen and dining area on the level below. It leads out to two private screened deck areas through glass sliding doors. The kitchen showcases stone bench tops, a large island bench with a breakfast bar, a pantry cupboard, a 600mm electric stove and under-bench oven, a glass splashback, and a dishwasher. The main bedroom is situated on the entry level and benefits from a full-width sliding wardrobe and a brand-new ensuite with an open, walk-in shower, toilet, wall mirror, and oversized vanity bench with basin and under-bench storage. Upstairs, the spacious second bedroom features a split system unit, sliding robes and easy access to the large bathroom with bath, feature tile, vanity basin, wall mirror, shower and toilet. The light-filled multipurpose area on the second level could serve equally well as a home office, living space, hobby room or children's play area. Additional features include a powder room, European laundry behind bifold doors, under-stair storage, internal passage door access to the garage, side gate access x 2 to the rear yard, window coverings (roman blinds & roller blinds), downlights, remote garage access, alarm system, split system units to the living room and upstairs bedroom plus landscaped gardens and visitor parking. A note to buyers We base our price ranges on comparable sales within the area and current market conditions. While every effort has been made to provide the correct description of the property and identify the property's features, we advise you to inspect the property for your satisfaction.