

**63 Xavier Street, Oak Park, Vic 3046**

**Nelson Alexander**

**Unit For Sale**

Thursday, 9 May 2024

63 Xavier Street, Oak Park, Vic 3046

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



David Vaughan  
0418231290



Natasha Flinders  
0431572767

## **Auction \$695,000 - \$750,000**

On a high-side block with its own street frontage and no shared land, this modern townhouse delivers a perfect low-maintenance lifestyle in a supremely convenient Oak Park neighbourhood. Impeccably presented and filled with natural light, the ready-to-enjoy interior comprises two generous bedrooms (larger main incl. valley views) with built-in robes, as well as a private ensuite and stylish central bathroom – both with stone-top vanities and floor-to-ceiling tiles. Well-proportioned, the open-plan living/dining area is further enhanced by a stone-bench kitchen complete with soft-close cabinetry, stainless-steel cooking appliances and dishwasher. Split-system heating/cooling, double-glazed windows, high square-set ceilings and solid hardwood floors all add to the allure, along with a European laundry (also with stone benchtop) and guest powder room (3rd WC). Sliding doors reveal a full-width easy-care courtyard with high fences for privacy, plus an oversized single garage (remote-control) with internal entry and additional driveway parking space. Close to Oak Park Station, Winifred Street buses, Snell Grove shops and cafes, along with local primary schools and Oak Park Kindergarten, it also offers easy access to Oak Park Sports & Aquatic Centre, Moonee Ponds Creek Trail and acres of parkland.