

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

**Nelson Alexander**

**Sold House**

Thursday, 26 October 2023

64 Xavier Street, Oak Park, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Cody Bettanin  
0438952639



Matthew Rossi  
0474174208

**\$1,279,000**

Absolutely perfect for growing families, this attractive mid-century home is set to impress with its expanded floorplan, quality enhancements and lots of natural light throughout - all on a wonderfully deep block of land (approx 698sqm). Ready to simply move in and start living, the home's impeccable interior comprises three bedrooms (two large) all with built-in robes, as well as a stylish master ensuite and fully-tiled main bathroom with shower/tub combo. Add to this a dedicated study, separate lounge and spacious open-plan living/dining area serviced by a well-appointed kitchen with breakfast bar, ample cupboard space, quality cooking appliances and dishwasher. Other highlights of the home include ducted heating and split-system air conditioning (x3), solid hardwood floors, original Art Deco plasterwork (front rooms) and internal laundry. Double doors from the living area reveal an alfresco entertaining deck overlooking the big backyard complete with studio/workshop and second entertaining area, plus additional under-house storage space and carport via side driveway. Close to Oak Park Station, Winifred Street buses, Snell Grove shops and cafes, along with local schools, Oak Park Kindergarten, as well as easy access to Oak Park Sports & Aquatic Centre, Moonee Ponds Creek Trail and acres of parkland.