

**6A Hazel Avenue, Edithvale, Vic 3196**

MAK REALTY

**Townhouse For Sale**

Wednesday, 24 April 2024

6A Hazel Avenue, Edithvale, Vic 3196

**Bedrooms: 4**

**Bathrooms: 3**

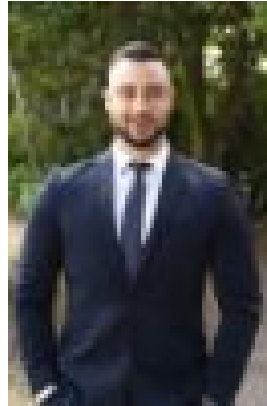
**Parkings: 3**

**Area: 315 m2**

**Type: Townhouse**



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## THE ONE | \$1.35M - \$1.45M EOI CLOSING MAY 22nd

Making a statement in luxury townhouse living, this stunning residence strikes a sophisticated tone with its first-class finishes, low-maintenance design elements and incredible lifestyle appeal, where you can take a leisurely stroll to the beach whenever the mood inspires you. A haven of style, the residence benefits from no body corporate and captures instant appeal with its streamlined indoor-outdoor layout showcasing dual living zones that commence with a delightful lounge. The sleek living and dining domain flows over polished concrete floors and is anchored by a state-of-the-art kitchen that incorporates 60mm granite benchtops, glass splashbacks, Smeg 900mm appliances, Smeg dishwasher, 2-pac cabinetry, Franke sink plus a waterfall island breakfast bench. Glass sliding doors provide access out to the beautiful north-facing alfresco and courtyard with compact lawn area, ideal for children and pets. Contributing to the home's easy living agenda, a downstairs guest bedroom with built-in-robe is accompanied by a laundry/bathroom with toilet. While the upper level accommodation consists of three further bedrooms; two with built-in-robos and a shared ensuite featuring floor-to-ceiling tiles, stone vanity, shower, bath and toilet plus a master suite boasting a study nook, walk-in-robe and twin vanity ensuite. Further enhanced by high ceilings, zoned ducted heating/cooling, split system air conditioning, Bosch alarm, CCTV (WiFi), 16 solar panels, ducted vacuum, NBN fibre from node, water tank, plus a double garage with EV charger and internal access.

**THE SPECIFICS**

- Master bedroom boasting a study nook, walk-in-robe and twin vanity ensuite.
- Three extra bedrooms; two sharing an ensuite with bath, further serviced by a bathroom/laundry with toilet.
- Delightful lounge adorned with polished concrete floors and 3m high ceilings.
- Sleek open plan kitchen, meals and family zone.
- State-of-the-art kitchen equipped with 60mm granite benchtops, glass splashbacks, Smeg 900mm appliances, Smeg dishwasher, 2-pac cabinetry, Franke granite sink plus a waterfall island breakfast bench.
- North-facing alfresco and courtyard with compact lawn area.
- Comforted by zoned ducted heating/cooling and split system air conditioning.
- Extra benefits include Bosch alarm, CCTV, 16 solar panels, ducted vacuum, NBN fiber from node plus a water tank.
- Enjoy the added appeal of a double garage with EV charger and internal access.
- No Body Corporate.

**THE LOCATION**

- Only a short stroll from Chelsea Foreshore
- Close to Edithvale and Chelsea shops, golf courses, parkland
- Near Edithvale Primary and Mordialloc College
- Convenient to buses and Edithvale Train Station

**THE CLOSE** Take a leisurely stroll to the beach whenever you like from 6a Hazel Ave, Edithvale. A sophisticated 4-bedroom home that merges dual living zones with north-facing alfresco entertaining to provide an incredible family lifestyle, only moments from schools and shops.

**THE AGENTS** Claude Makdesi | 0405 342 244 Demetri Alexandris | 0410 813 777

**Disclaimer:** Whilst every care has been taken to verify the accuracy of the details in this advertisement, MAK REALTY cannot guarantee its correctness. Prospective buyers need to take such action as is necessary, to satisfy themselves of any pertinent matters.