

# 7/240 Waverley Road, Malvern East, Vic 3145



## Apartment For Sale

Friday, 24 May 2024

7/240 Waverley Road, Malvern East, Vic 3145

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Liam Burke  
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Steve Burke  
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**\$620,000 - \$670,000**

Expressions of Interest closing Tuesday the 18th of June at 6:00 pm Located in a prime position, this first-floor apartment offers spacious and well-maintained living within a charming complex just off Ardrie Park. Upon entry, you're greeted by two generously sized bedrooms, both flooded with natural light and featuring integrated built-in robes, providing the perfect sanctuary for relaxation. Continuing through the apartment, warm timber floors guide you to the expansive living and dining area. This inviting space boasts ample proportions, abundant sunlight, and a delightful balcony capturing the northern sun's warmth. Adjacent to the living area is the kitchen and meals zone, seamlessly connected by a sliding door. The kitchen impresses with stainless steel appliances, picturesque views, and a functional layout ideal for culinary endeavors. Tucked away off the central hallway, the luxurious bathroom awaits, complete with a shower, freestanding bath, and integrated laundry space, enhancing both convenience and comfort. Additional features include air conditioning, ample storage, and one off street carpark. Conveniently situated within walking distance of Ardrie Park and a stone's throw away from local shops, cafes, and restaurants like Mae Café and Mr. Sister. With easy access to Waverley Road trams, Monash University, Caulfield, and Darling Train stations, this apartment presents an ideal lifestyle opportunity.