

**8/21 Watt Avenue, Oak Park, Vic 3046**

**Nelson Alexander**

**Unit For Sale**

Wednesday, 12 June 2024

8/21 Watt Avenue, Oak Park, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Adam Meroli  
0393546144

## **Auction \$690,000 - \$740,000**

A terrific low-maintenance lifestyle or blue-ribbon investment opportunity, this modern villa is perfect either way with its generous dimensions, quality features and wonderfully convenient location. Excellent presentation from start to finish, the home's ready-to-enjoy interior comprises three bedrooms (all with built-in robes), as well as a private master ensuite and stylish main bathroom – both with stone-top vanities. Spacious and versatile, the light-filled open living/dining area is complemented by a stone-bench kitchen complete with stainless-steel cooking appliances and dishwasher. Other stand-outs include split-system heating/cooling (living area) and additional panel heaters to all bedrooms, along with high ceilings, solid hardwood floors and European laundry. Double sliding doors reveal a wide low-maintenance courtyard with high fences for added privacy, plus the appeal of a remote-control double garage with internal entry. Walking distance to Rayner Reserve, Devon Road/Snell Grove shops, Oak Park Station and a choice of bus routes, it also offers easy access to local schools, kinder/childcare services and Oak Park Sports & Aquatic Centre.