

**9 Electra Avenue, Ashwood, Vic 3147**

**buxton**

**House For Sale**

Friday, 26 January 2024

9 Electra Avenue, Ashwood, Vic 3147

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 650 m2**

**Type: House**



James Karantonis  
0422708067



Joy Zhang  
0430714518

**\$1,200,000 - \$1,300,000**

In a family friendly spot that's spoilt for choice, this easy-living single level home is in a comfortable condition that's ideal to enjoy now while you plan for later. With 650sqm and a 15.2m frontage approx, take your pick: renovate to rejuvenate, rebuild a modern marvel fit for your growing family or redevelop into a dual occupancy STCA. The home currently offers an open plan living and dining zone with opposing windows providing light from east to west all day long. Overlooked by a kitchen with gas cooking and dishwasher through to a decked pergola that spills onto a grassed yard with space for the kids to run around in and an adjoining powered bungalow that's easily a private office or playroom depending on your needs. Also features a master bedroom that's well separated from two further bedrooms served by a tidy bathroom with tub and an additional toilet, hardwood floors throughout, ducted heating and RC/AC. In a pocket that's surrounded by lush parklands and lifestyle amenities to suit the whole family - stroll to Riversdale Golf Club, the revamped Electra Reserve, Jordan Reserve, Toy Library & Tennis Club or pick up the Gardiner's Creek Trail all the way to the popular Markham Reserve, Malvern Valley Golf Club and beyond. It's a quick walk to bus options and Jordanville train station or a little further to Ashburton and Mount Waverley villages for cafes, restaurants, retail, train, library and Pool & Recreation centre. Also close to Chadstone Shopping Centre, Essex Heights Primary School and Ashwood High School. \*Please Note\* Buxton Real Estate may refuse to provide further information about the property should you prefer not to disclose your Full Contact Details including Phone Number. Photo id required upon entering the property.