

9 Rex Avenue, Alphington, Vic 3078



Townhouse For Sale

Friday, 3 May 2024

9 Rex Avenue, Alphington, Vic 3078

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 137 m2

Type: Townhouse



Charles Marvelli

0396703288

\$980,000 to \$1,070,000

9 REX AVE, ALPHINGTON AUCTION SATURDAY 8 JUNE 2024 AT 11AM (IF NOT SOLD PRIOR) (\$980,000 to \$1,070,000) Nestled amongst unspoilt beauty, serenity and tranquillity coupled with amazing wildlife and gum trees, RIVERWOOD is perfectly positioned, and this as new two-level residence within walking distance to popular Alphington Park, Fairfield Boathouse and Yarra Bend offers an unrivalled lifestyle of effortless modern family living. This residence is right on the Yarra River giving the feeling of being in the middle of nowhere and yet providing vibrancy and the amenity of city living. Only minutes to eastern freeway, shops, schools and cafés and a stone throw from the Melbourne CBD. In addition to the tranquil outlook, this stunning 3 bedroom/2 bathroom reverse floorplan residence offers high quality finishes and neutral decor throughout with the lower level consisting of a large bright master bedroom fitted with built-in robes and full ensuite bathroom, central bathroom with double frameless shower and a second bedroom (the perfect work-from-home office) also with built-in robes. Enter the second level with high ceilings, floor to ceiling windows and a sense of warmth and belonging. Featuring the separate lounge/living area opening directly onto a huge north facing balcony with peaceful views across central Alphington PLUS the perfect open plan kitchen and living/dining area with space for entertaining or relaxing with a morning coffee in the sun. Don't forget the third bedroom; ideal for guests or teenage children. This luxurious residence also offers a double remote lock up garage with convenient internal entry, cooling and heating, oak timber floors, a video intercom system and a unique outdoor gym/exercising/fitness area. Uncompromising in design, this immaculate residence offers style and quality that is seldom found. Relax with the grand proportions of informal living that many seek, but few find. Make it yours! AUCTION SATURDAY 8 JUNE 2024 AT 11AM (IF NOT SOLD PRIOR) Terms 10% Deposit Balance 30/60 days INSPECTION STRICTLY BY APPOINTMENT OR AS ADVERTISED **ALL EMAIL ENQUIRIES MUST HAVE A VALID CONTACT NUMBER** For further information or inspections contact CHARLES MARVELLI 0423 530 172 Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>