

**9B Brooklyn Avenue, Caulfield South, Vic 3162**

**buxton**

**Townhouse For Sale**

Monday, 22 January 2024

9B Brooklyn Avenue, Caulfield South, Vic 3162

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$1,100,000-\$1,150,000**

Capturing an enviable location & lifestyle, you'll be instantly impressed by this well presented freestanding home ideally positioned in a prime park side locale. This delightful residence presents an inviting scenario & while perfectly comfortable as is, also offers exciting scope to further modernise should you choose. A lushly landscaped blissfully tranquil enclosed front garden setting greets you on arrival, providing the perfect spot to relax & entertain with absolute ease. While the light filled interior with hallway storage, lovely leafy outlooks from every room & the added advantage of two living zones both enjoying outdoor access includes a formal lounge & adjoining dining room with doors opening out to the picturesque front courtyard & a casual living/meals area space served by a well equipped timber kitchen with good storage & dishwasher enjoying access to a sunny northerly oriented rear courtyard. Downstairs also provides a comfortable bedroom with built-in robes & bathroom with under stair storage. Retreat upstairs to a generously sized main bedroom with expansive built-in robes, a central bathroom with shower & bath & a light filled landing retreat/optional third bedroom with built-in robes. Other features include ducted heating/cooling, single carport & additional off street parking in driveway for a second car, alarm, substantial storage (including roof storage space). This home is ideally located in a lovely tree lined locale just a stone's throw away from vibrant lifestyle amenities, local shops & cafes, schools, beautiful parklands & transport.