

**2/11 Station Ave, Mckinnon, VIC, 3204**

**buxton**

**Apartment For Sale**

Friday, 16 August 2024

2/11 Station Ave, Mckinnon, VIC, 3204

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## **Light-filled, Stylish and Ultra-convenient**

This one-of-a-kind, ground-floor property is part of a delightful collection of 8 apartments, all nestled behind an impressive Californian bungalow style façade.

The apartments share a large, traditional foyer, and on entering number 2, the view from the vestibule area is lit by the exquisite flood of natural light from the north-facing French doors at the far end of the living space. Round the corner lies the kitchen, with neutral cupboards and trendy subway tiles.

There is an abundance of floor- and eye-level cupboards, including a pull-out pantry, and the large Bosch 5-burner range and Bosch dishwasher (both stainless steel) are included in the sale. The light wood-effect worktops tone perfectly with the wooden parquet-style floor in the rest of the living space.

The lovely, bright living room has plenty of space for a dining table and lounge area, and French doors open onto a sunny, raised deck, with steps down to a private courtyard, bordered by small trees and shrubs, and with room for seating on the attractive slate pavers.

The two double bedrooms are at either end of a corridor off the living space. Both are carpeted and have built-in robes.

A European-style laundry is situated across the corridor from the recently renovated and very spacious bathroom. The walk-in shower has both extra-large rain head plus hose, for maximum coverage, and the matt bronze tapware adds a touch of elegance, while the stylish vertical tiling feature wall provides a pop of colour.

Additional features include ducted heating/cooling, secure video intercom entry, external sunblock blinds on North-facing windows and a parking space at the rear of the property.

Situated on a quiet, tree-lined avenue, yet just around the corner from McKinnon station and shops, this apartment offers the best of both worlds.

Zoned for prized McKinnon Secondary College and Ormond Primary School, this apartment would suit people looking for convenient living in an attractive and peaceful locale.

**ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.** For more information, contact Dimitri Spanos at Buxton Bentleigh on 0422 214 037 or the Buxton Office on 9563 9933. 'We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigation.'