

# 1 Cappella Court, Glen Waverley, Vic 3150



## House For Sale

Sunday, 23 June 2024

1 Cappella Court, Glen Waverley, Vic 3150

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 799 m2

Type: House



Rohan Calder  
0422256948



Steven Cheung  
0404531616

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

In the bowl of a court, this neatly presented home will have widespread appeal. Boasting a practical floorplan, the living and dining room are warmly inviting, complemented by a spacious family room, and a central kitchen/meals zone. Three light-filled bedrooms are placed off a hallway, and share a sparkling bathroom, shower room, and toilet. Poised on a generous 792sqm of land approximately, the home is wonderfully comfortable and ideal to live in, lease out, or explore the potential of building a new family home or pair of modern townhouses (STCA). Highlights include a large grassy backyard, a gas space heater, split system air conditioning, and a double garage. In a fantastic location, walking distance from Glen Waverley South Primary School and Central Reserve with a skate park, adventure playground, and athletics track, zoned for Brentwood Secondary College, and within easy reach of The Glen and Brandon Park Shopping Centres, the Monash Freeway and Aquatic Centre, bus services, Glen Waverley Train Station, popular Jells Park and Monash University. Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.