

**11 Woodruff Street, Kensington, VIC, 3031**

**EDWARD THOMAS**

**House For Sale**

Friday, 16 August 2024

11 Woodruff Street, Kensington, VIC, 3031

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Stylish Design Amongst Lush Parkland

### \*Expressions Of Interest

Enjoy a lush green outlook from every angle with this contemporary two bedroom townhouse, positioned opposite Peppercorn Park, whilst boasting stylish finishes throughout, relaxed indoor/outdoor ambience, plus a coveted city-fringe address desired by all. Semi-detached on a corner block, the double-storey property is favoured for its profusion of natural light across generous dimensions. Solid timber floors add appeal, as the gourmet kitchen showcases premium stainless-steel appliances including dishwasher, soft-close cabinetry, breakfast bar and tiled splashback. With the spacious meals/family domain complemented by an entertainer's backyard starring established garden beds and bluestone paving ideal for summertime hosting. There is also direct access to the remote-controlled garage. Upstairs hosts restful bedrooms fitted with built-in-robos; and the master incorporates an undercover balcony with sweeping verdant views. Further highlights comprise immaculate central bathroom, ducted heating, split system, European laundry and under-stair storage. Situated for lifestyle vibrancy, it's just steps to the historic Stock Route and Women's Peace Park. Moments to the tranquil environs of the Maribyrnong River Trail, booming Macaulay Road eateries/shops and Kensington Station. Offering easy access to freeways, Showgrounds Village and Victoria University, Footscray Park Campus.