

# 17B Lex Grove, Oak Park, Vic 3046



## Sold House

Monday, 15 July 2024

17B Lex Grove, Oak Park, Vic 3046

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 382 m2

Type: House



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**\$1,400,000**

Welcome to 17B Lex Grove, Oak Park - a stunning single-level side-by-side home that redefines modern living. From the moment you step inside, you'll be enveloped in luxury and impeccable attention to detail, making every day feel special. This low-maintenance gem is located in one of Oak Park's most sought-after areas, promising to be the envy of your family and friends. Entertaining is a delight with the gourmet kitchen, complete with a butler's pantry, ensuring hosting parties is always a breeze. Positioned perfectly for convenience, this home is just a short walk from Oak Park train station, making commuting easy. You'll also find local schools, shops, and beautiful parklands nearby, offering the best of what Oak Park has to offer. Ideal for any homebuyer, 17B Lex Grove is the epitome of elegance and convenience. Don't miss your chance to secure this exceptional property. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:** • Weatherboard House • Side-by-Side Single Level • Built-in 2024 approx. • Land size of 382m<sup>2</sup> approx. • Building size of 27sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with 900mm Smeg appliances including a dishwasher, stone benchtops, island bench with waterfall edging, ample cupboard space, butler's pantry, finished with herringbone engineered flooring • Sizeable open-plan meals & living zone with herringbone engineered flooring • 2nd Living zone or Study/Home office at the front of the home • 4-Bedrooms with robes & herringbone engineered flooring, master with ensuite & walk-in robe • 2-Bathrooms with shower, bathtub to main, single & double vanity, combined toilet & tiled flooring • Laundry with single trough, storage cupboards & bench space • Zoned refrigerate heating & cooling plus a fireplace • Additional features include a security alarm system & video intercom, plantation shutters, roller blinds & sheer curtains, high ceilings, LED lighting, skylights, plus so much more • Landscaped gardens front & rear with a courtyard, decking, trees, garden beds & lawns • Single remote garage with internal access & separate driveway for additional parking • Potential Rental: \$750 - \$800 p/w approx.

**THE AREA:** • Close to Pascoe Vale Rd, Snell Gr, Devon Rd & Pascoe St shopping & cafe strips. • Oak Park & Glenroy train station & bus hub • Surrounded by parks, reserves & schools • Only 11.5km from the CBD with easy City Link, Ring Road, & airport access • Zoned Under the City of Merri-bek - General Residential Zone

**THE CLINCHER:** • Immerse yourself in unmatched elegance, with stunning attention to detail & four luxurious bedrooms • Just a hop, skip & jump to everything you need - convenience and luxury combined.

**THE TERMS:** • Deposit of 10% • Settlement of 30/45/60 days Secure your INSPECTION Today by using our booking calendar via the REQUEST INSPECTION button... \*All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property.

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