

**21 Matilda Avenue, Wantirna South, Vic 3152**



**House For Sale**

Saturday, 29 June 2024

21 Matilda Avenue, Wantirna South, Vic 3152

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 663 m2**

**Type: House**

## **Auction (unless sold prior)**

Refreshed with renovated style and relishing a northerly aspect, this family-friendly home provides the ideal environment to enjoy life with its light-filled ambience incorporating indoor and outdoor entertaining in the Templeton Primary Zone. Bright and functional with a fabulous single level design, the layout introduces you to a life of comfort with the north-facing lounge room incorporating polished floorboards and a sitting/study nook. Striking style sets the tone in the dining zone and kitchen where you'll be pleased to find waterfall stone benches, 900mm Westinghouse oven, 900mm Bosch gas stove, Fisher & Paykel dish drawer dishwasher, breakfast bench plus a laundry/butler's pantry. A modern sliding door makes the connection between inside and out effortless, extending onto a large covered alfresco zone and level backyard where children can happily play. Serving the three robed bedrooms are two renovated bathrooms, with the master bedroom boasting a walk-in-robe and sleek ensuite featuring floor-to-ceiling tiles and a walk-in rainfall effect shower. Additionally complemented by a separate toilet, ducted heating/refrigerated air conditioning, LED downlights, CCTV cameras, solar electricity panels plus a garage and ample driveway parking. Resting in the Knox College Estate on 663sqm approx., close to Templeton Primary, Wantirna College, The Knox School, St Andrews College, Westfield Knox Shopping Centre, buses, parkland plus the benefits of EastLink.