

**22 Rustic Avenue, Burwood East, Vic 3151**



**House For Sale**

Monday, 8 July 2024

22 Rustic Avenue, Burwood East, Vic 3151

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



James Yao  
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## **\$1,400,000 - \$1,450,000**

Elevate your expectations and embrace unmatched luxury in this stunning 4 bedroom, 2.5 bathroom townhouse with an unmatched focus on quality, sunlit style and additional living space. Set over 2 lavish levels, enjoy a roomy and relaxed formal living room, spacious open-plan living and dining, and a stone-finished kitchen showcasing an inviting breakfast bar, a walk-in pantry and high-end Smeg appliances including a gas cooktop. Step outside through sliding glass to a paved patio with plenty of room to stage the full complement of outdoor settings. Framed by a low-maintenance garden and a lush lawn, indoor/outdoor entertaining will be a dream in this home. All four generously sized and robed bedrooms are staged upstairs, serviced by a primary bathroom featuring floor-to-ceiling tiles, a sumptuous bathtub and a separate shower with rainfall and hand-held fittings. The palatial master bedroom showcases roomy walk-in robes and a luxe twin vanity ensuite. Defined by the highest quality, superior inclusions include a large laundry, ground-floor powder room, ducted heating, ceiling fans throughout, storage solutions, timber flooring, a remote-controlled garage with internal entry, and so much more. The convenient Burwood Brickworks neighbourhood sells itself enhanced by a 6-star Green Star Communities rating. Simply stroll to the local shopping centre, crowd-pleasing cafes, Deakin University, city-bound trams and local buses. Inspect with confidence!