

**23 Charlottes Way, Forest Hill, VIC, 3131**

**buxton**

**House For Sale**

Friday, 16 August 2024

23 Charlottes Way, Forest Hill, VIC, 3131

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Welcome to 23 Charlottes Way, Forest Hill – A Modern Family Haven**

Discover the perfect blend of style and functionality at 23 Charlottes Way, Forest Hill. This contemporary two-story residence offers a spacious and open-plan living environment, ideal for family life and entertaining.

Upon entering, you'll be greeted by an abundance of natural light that highlights the high ceilings and beautiful floorboards throughout the downstairs area. This thoughtfully designed home features four bedrooms, each with built-in robes for ample storage.

The master bedroom includes a private balcony, offering a tranquil retreat, and an en-suite bathroom for added convenience. The modern kitchen is equipped with Blanco appliances, a gas stove, and a double under-mount sink, seamlessly integrating with the open living and dining spaces.

Upstairs, the carpeted bedrooms provide cosy comfort, while the downstairs area is perfect for casual living and entertaining. The home is further enhanced by ducted heating and cooling throughout the floors, ensuring year-round comfort. The family bathroom, along with the laundry, is tiled for durability and ease of maintenance.

The property includes a double garage with direct access to the laundry, making everyday tasks easier. A charming courtyard offers a private outdoor space, ideal for relaxation or gatherings in a quiet, family friendly street.

Conveniently located near the 765 bus route and zoned for Burwood Heights Primary School and Forest Hill College, this home is perfectly positioned for easy access to local amenities. Enjoy nearby recreational facilities like Nunawading Basketball, East Burwood Tennis Club, East Burwood Football Club, Blackburn Cycling Club, and Mahoneys Reserve. For shopping and dining, Forest Hill Chase, Vermont South Shopping Centre, Burwood One Shops, and Emmaus College are all within reach. Commuters will appreciate the proximity to Nunawading Station, Eastlink (less than 10 minutes), and the Monash Freeway (less than 15 minutes).

23 Charlottes Way offers a blend of modern comforts and practical features, making it an ideal choice for families seeking a well-connected and stylish home. Contact us today to arrange a viewing and experience this exceptional property for yourself.