

**44 Ellis Park Avenue, Mulgrave, Vic 3170**



**House For Sale**

Wednesday, 26 June 2024

44 Ellis Park Avenue, Mulgrave, Vic 3170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Marc Lum  
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Fang Lu  
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**\$800,000 - \$850,000**

Displaying the designer aesthetics of fresh whites and timber look finishes, this sophisticated Waverley Park Estate home invites you to live a life of sun blessed splendor with the perfect convergence of indoor-outdoor entertaining. Warm and welcoming from the moment you step inside, the home's generous lounge room is filled with natural light and complemented by contemporary flooring that flows through to the kitchen boasting a Technika gas stove, Technika oven, Asko dishwasher, soft close drawers plus a breakfast bench. The adjoining dining zone is bathed in sunshine and showcases a wall of fitted cabinetry for excellent storage, while stacker sliding doors open onto the spacious north-facing alfresco zone and courtyard. A powder room and stylish laundry enhance the ground floor, with the upper-level home to three robed bedrooms including a master bedroom with mirrored built-in-robos and ensuite, supplemented by a bright family bathroom with toilet. Perfected by the inclusions of ducted heating/refrigerated air conditioning, high ceilings, alarm, water tank plus a single garage with internal access and driveway parking space. Magnificently placed near Waverley Park Lake Playground, Waverley Park Stadium, Waverley Gardens Shopping Centre, Mulgrave Primary, Nazareth College, buses plus EastLink and Monash Freeway. Photo ID required at all open for inspections.