

8 St Johns Wood Road, Mount Waverley, Vic 3149

House For Sale

Monday, 8 July 2024

8 St Johns Wood Road, Mount Waverley, Vic 3149

Bedrooms: 4

Bathrooms: 3

Area: 852 m2

Type: House



Craig Frost
0413018033

\$1,650,000-\$1,800,000

Contact Craig on 0413 018 033 for further information and to book a private tour of this home. We invite you to inspect this dual-level home, which offers a highly functional floor plan with plenty of indoor and outdoor living areas and ample storage options. When you step inside from the covered front porch (with a ramp for convenience), you will be welcomed by a defined entrance, open to the L-shaped living and dining area, traditionally a more formal zone. The centralised kitchen offers an electric oven, gas stove, above-bench shelving, island bench, fridge space, and a servery to the rear living room. The oversized living room could serve as a meal area and a family hang-out/TV room. This room is well-lit as it adjoins the elevated and covered outdoor area with a timber deck and treetop views. The four bedrooms, laundry, main bathroom and toilet are all situated off a long private hallway. The main bedroom benefits from having a private ensuite and a full wall of built-in robes. Downstairs, you will find a home office that you might alternatively use as a fifth bedroom. It has internal access to the downstairs living room, ensuite and kitchenette, making the lower level of this home perfect as a home studio for independent living. It also enjoys easy access through sliding doors to a covered area with a brick base with level access to the rear yard. Additional inclusions: ducted heating, under-house storage, safe and filing cabinets, and built-in robes. It is located on a tree-lined street close to Damper Creek Reserve, Mt Waverley Station and Village, Mount Waverly Secondary College school zone, buses, Essex Heights Primary catchment, and Riversdale Golf Club. A note to buyers: We base our price ranges on comparable sales within the area and current market conditions. We do not over-quote property to vendors or underquote property to buyers. We recognise that the final sale price will ultimately be influenced by competition within the market and that the advertised selling range is not a ceiling to the price buyers may be willing to pay to secure the purchase of the property. While every effort has been made to provide the correct description of the property and identify the property's features, we advise you to inspect the property for your satisfaction.