

**1/13 Kanooka Avenue, Ashwood, Vic 3147**

**buxton**

**Townhouse For Sale**

Sunday, 23 June 2024

1/13 Kanooka Avenue, Ashwood, Vic 3147

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



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## Contact Agent

Boasting a floorplan that offers truly flexible living, matched by interiors which dazzle with stunning natural light and contemporary pizzazz, this wonderful 3 bedroom, 3.5 bathroom townhouse is your Ashwood destiny. Spanning three versatile levels and showcasing high end quality with detail that is first class, this memorable property is bound to have many admirers. Adore the light and size of the separate and spacious lounge and dining rooms on the ground floor, with the dining zone situated right next to the showstopping stone kitchen which offers an abundance of storage options, handy island bench, and premium stainless steel appliances. The ground floor is also enhanced by a sizeable bedroom which has an adjoining study/WIR and access to a deluxe ensuite with twin vanity. Upstairs, appreciate the privacy and seclusion of the master bedroom with walk-in robe and sublime ensuite, and 3rd bedroom which also delivers an ensuite. For even more living options, head to the basement level to experience the expansive family/multi-purpose room as well as a separate gym which could also be transformed into a yoga studio! There are two separate and inviting decks which are both primed for summer entertaining, and are both complemented by landscaped gardens. This home also showcases a downstairs powder room and laundry, split system heating and cooling, rainwater tank, double remote garage, and so much more! You're in close proximity to the Gardiners Creek Trail and surrounding parklands, Essex Heights Reserve, Ashwood High School, Presbyterian Ladies' College, Parkhill Primary School, Deakin University, Holmesglen Institute, Warrigal Road shops including 24hr Woolworths supermarket, Ashburton Village, buses, and Ashburton Station. \*Please Note\* Buxton Real Estate may refuse to provide further information about the property should you prefer not to disclose your Full Contact Details including Phone Number. Photo id required upon entering the property.