

**1/2 Appleton Road, Corio, VIC, 3214**

**buxton**

**Townhouse For Sale**

Wednesday, 25 September 2024

1/2 Appleton Road, Corio, VIC, 3214

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## **Modern Low Maintenance Living on Own Title**

Designed for style and functionality in a fantastic low maintenance setting, this beautifully presented home has been freshly painted and newly carpeted, representing an exceptional lifestyle or investment opportunity. Situated a short stroll from the local Convenience Store, within walking distance of all the shopping and amenities of Corio Village, local parks, schools and community facilities, with easy access to public transport, the Ring Road, Melbourne Road and only 13 minutes (approx.) from Avalon Airport, the CBD and Waterfront, this convenient location offers outstanding accessibility.

Timeless in design, the classic façade is neatly presented. Inside, light neutral interiors and quality finishes create an inviting atmosphere within. Off the entry, two bedrooms include walk-in and built-in robes, serviced by a tastefully presented central bathroom and separate wc.

The rear of the home transitions to a light-filled open plan living, dining and kitchen, with central ducted heating plus split system heating and cooling taking care of your creature comforts all year round. The stylish kitchen features quality stainless-steel appliances including 600mm electric oven, gas cooktop, dishwasher, ample bench space and generous storage provisions. A well-appointed laundry with storage and additional linen storage, further contributes to the excellent functionality of the home.

Glass sliders connect the living with the private rear yard, offering a secluded space to enjoy the sun or entertain, designed for easy upkeep. The single remote garage includes direct internal entry for secure and convenient access to the home, plus pedestrian access to the rear yard, and driveway space for extra off-street parking.

Immaculate throughout and ready to be enjoyed, this property represents outstanding value for downsizers, first home buyers or investors.