

**1/4 Wilma Avenue, Mulgrave, Vic 3170**

WIN

**Townhouse For Sale**

Wednesday, 26 June 2024

1/4 Wilma Avenue, Mulgrave, Vic 3170

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## AUCTION \$625,000 - \$675,000

Secure your slice of Mulgrave with this modern townhouse, an ideal first home or investment opportunity. Featuring 2 bedrooms, 1 bathroom, a single garage, and open plan living zones, this property has been meticulously maintained in pristine condition. With high-quality finishes and a host of features designed for comfortable living. Upon entering, you are greeted by a spacious open-plan lounge and dining area, highlighted by high ceilings that create an extra sense of dimension. This space has the potential to be adapted into a second living area, open study, or even an additional downstairs bedroom, complemented by extra powder room. The glamorous kitchen is a standout feature, boasting 2-pac cabinetry, Caesarstone benches, glass splashbacks, and top-of-the-line Bosch appliances. This elegant space is perfectly accompanied by the living and dining zones, which seamlessly flow through large sliding doors to the secure backyard. Here, you can enjoy an outdoor veranda and alfresco, perfect for entertaining, along with a beautifully landscaped backyard. Venture upstairs to find two spacious bedrooms, both equipped with built-in robes. The master bedroom has direct access to the family bathroom, which includes dual entry points for added convenience to service the whole family. Additional features include split system heating and cooling, an alarm system, ducted vacuum, video intercom, a water tank, LED downlights, double glazing to major windows, and a single garage. Located in a prime spot in Mulgrave, this townhouse offers easy access to local amenities such as Brandon Park Shopping Centre, St. John Vianney's Primary, Monash University, Ikea Homemaker Centre, Monash Medical Centre, buses, and the Monash and Eastlink Freeways. Don't miss out on this exceptional property – a perfect first home to set foot in the Mulgrave market or a lucrative addition to your investment portfolio.