

**14/31 Xavier Street, Oak Park, Vic 3046**



**Townhouse For Sale**

Wednesday, 19 June 2024

14/31 Xavier Street, Oak Park, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$690,000 - \$750,000**

A standout eco-friendly gem, complementing modern design and luxury inclusions throughout. This stylish three bedroom townhouse delivers a spectacularly efficient turnkey lifestyle, just moments from Oak Park Station and the lush Moonee Ponds Creek. Providing a private rear position within a boutique allotment. The multi-level home presents exceptional energy efficiency with a solar hot water system, roof solar panels, and a solar battery, catering to eco-conscious buyers with sustainability at its heart. Boasting a versatile reverse open plan; flooded in abundant natural light, it delivers a designer stone-bench kitchen with premium Miele appliances. Whilst the relaxed meals/family domain leads to a spacious north-facing balcony. Restful bedrooms (two with BIRs) accompany the chic fully tiled bathroom. The master comprises an ensuite and the third bedroom offers access to a tranquil decked courtyard, with Mediterranean garden vibes under the grapevine in summer. The luxury of security is enhanced with roller shutters and intercom system. Four split systems, central wall vacuum system, upstairs powder room and full-size laundry increase the appeal. The clincher of this eco home is a massive double car garage. With an enviable address showcasing city views from the street; close to popular schools, local eateries, and sport facilities. Properties with this many sustainability features are unique to the area