

**1/2 Charlotte St, Glen Waverley, VIC, 3150**



**Unit For Sale**

Friday, 30 August 2024

1/2 Charlotte St, Glen Waverley, VIC, 3150

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## **Unassuming luxury in an unbeatable location**

Brilliantly located in the heart of Glen Waverley, this villa enjoys a singular title with no body corporate and is just metres from The Glen with its array of entertainment, retail, dining, cafes and amenities. The 902 bus stop is just a stone's throw away, while a short 5-minute walk takes you to Glen Waverley Primary School, Glen Waverley Secondary College and Glen Waverley Train Station. For families seeking education options, esteemed Wesley College is also within close reach.

Framed by lush landscaping and neat lawns, this red brick veneer single-storey two-bedroom home is ideal for a young family or astute investors. The concrete driveway leads to a single lock-up garage with a parapet wall for secure off-street parking. Large multi-pane windows invite natural light inside, enhancing the home's warm and inviting atmosphere.

The interior boasts ducted heating and an airy open-plan layout. The home is air-conditioned and features stunning polished timber hardwood flooring, accentuated by modern LED down lights and ornate ceiling cornices. A peaceful backyard includes a concrete path adjoining a grassy patch, offering a space to relax. Soft sheer and block-out window furnishings throughout provide privacy and comfort, while the home exudes a homely vibe with its blend of contemporary and classic appointments.

The open kitchen connects with the formal meals area and flows out through glass sliding doors to the backyard. Two sliding windows allow sunlight to fill the cooking space. The kitchen is well-equipped with solid 40mm polished counter tops that culminate in a two-seater breakfast bar, providing ample food preparation space. Modern gloss-white handleless cabinetry ensures plenty of storage, while quality appliances include a freestanding 600mm Bellissimo electric oven, a gas burner cooktop and a Westinghouse stainless steel dishwasher.

Both bedrooms are well-sized and air-conditioned, and enjoy a continuation of timber flooring. They offer built-in robe storage for enough space for personal belongings. The main bathroom is a luxurious focal point of the home, featuring an overhead skylight that filters natural light down to showcase the large semi-frameless shower, stone-top vanity and frameless mirror. Full-height tiles add an opulent touch to this impressive space.