

**1/63 Larch Crescent, Mount Waverley, Vic 3149**



**Unit For Sale**

Wednesday, 26 June 2024

1/63 Larch Crescent, Mount Waverley, Vic 3149

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 343 m2**

**Type: Unit**



Nicholas Richards  
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## **FORTHCOMING AUCTION UNLESS SOLD PRIOR**

This impressive, fully renovated single-level home offers the ideal blend of space, convenience, and low-maintenance living. Perfect for those downsizing. •Own Title, No Body Corporate •Prime Location: Bordering a quiet park, this sought-after pocket of Mount Waverley is in the MWSC Zone and walking distance to Syndal Station. Enjoy a short commute to M1 freeway, shops, gym, tennis club, playground, restaurants & cafes, with convenient bus stops nearby. •Open Plan Living: Bay windows bathed in natural light, the spacious living area creates a welcoming atmosphere. •Chef's Delight: The stunning kitchen features waterfall stone benchtops, breakfast bar, and stainless steel appliances. •Master Retreat: The well-sized master bedroom offers an ensuite with a stepless shower and walk-in wardrobe. •Seamless Flow: Stylish bi-fold doors open onto a large, private deck perfect for entertaining and enjoying the outdoors. •Climate Control: Ducted heating, and Daikin re Fridgerated heating & cooling keeps you comfortable year-round. •Modern Bathrooms: Floor to ceiling tiles encapsulate stepless showers for easy accessibility. •Luxurious Touches: Elegant engineered timber floors, plantation shutters and CCTV with wireless phone connectivity. •Low-Maintenance Living: Easy maintenance gardens and a phone-activated irrigation system. •Spacious Garage: Extra-large automatic double garage with internal access roller door flowing out to the deck. •Additional Highlights: Premium terracotta roof with gutter guard, wide street frontage, friendly neighbourhood Photo ID required at all open for inspections.