

**1/22 Marsham Road, Mount Waverley, VIC, 3149**



**Unit For Sale**

Friday, 15 November 2024

1/22 Marsham Road, Mount Waverley, VIC, 3149

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Courtney Matthews  
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## IMMACULATE SINGLE-LEVEL DOWNSIZER IN THE MWSC ZONE

Desirable streetfront with a convenient independent driveway, this meticulously maintained home provides enduring comfort, platinum presentation and the ease of single-level living.

A warm and welcoming ambience filters through the spacious dual-zoned layout, with a light-filled living/dining domain complementing an immaculate timber kitchen featuring stainless steel appliances and large adjoining meals area.

Downsizers, young families and investors will further appreciate the impressive space offered by 3 robed bedrooms, including a main bedroom (ensuite and walk-in robe) capturing beautiful northern sun and pretty garden outlooks, plus a pristine bathroom. Ensuring a lifestyle of comfort and convenience, you will find the additional luxury of ducted heating, split system cooling, private courtyard and double garage. Located in the esteemed MWSC catchment, moments to Avila, Huntingtower, Wesley College and close to Mt Waverley Village shops, cafes, library and train station, Burwood One and Brickworks.

Photo ID required at all open for inspections.