

**1/33 Shiraz Drive, Waurm Ponds, VIC, 3216**

**GARTLAND**

**Unit For Sale**

Monday, 18 November 2024

1/33 Shiraz Drive, Waurm Ponds, VIC, 3216

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Comfort Meets Convenience

Have you been dreaming of low-maintenance living that feels like home? Located moments away from the Waurm Ponds Train Station and Ring Road access, this property is not to be missed.

An abundance of northern light sweeps through the living/dining zone, which invites you to settle in for a quiet afternoon or open the sliding door onto the north-facing courtyard. You'll love that this outdoor setting entices you to kick back and soak up the sun's rays. The kitchen takes care of all your cooking needs with a built-in pantry, breakfast bar and cooking appliances (oven, gas cooktop, rangehood).

Two bedrooms with built-in robes are serviced by the bathroom, while the laundry and separate toilet complete the layout. A split-system air conditioner ensures year-round comfort. The remote single garage provides access to the home via the secure courtyard.

This convenient location places you a short walk to public transport, local parklands and the Waurm Ponds Creek walking trail. The creek's walking trails connect you to the Waurm Ponds Shopping Centre and Reading Cinemas, while the Waurm Ponds Homemaker Centre is close by for your weekend Bunnings trip. The Ring Road grants easy access to both Melbourne and the Surf Coast. To top it all off, enjoy living moments away from schools, Deakin University (Waurm Ponds) and Epworth Hospital.