



# FOR SALE

## EXCEPTIONAL OPPORTUNITY IN GWSC AND PINWOOD PRIMARY SCHOOL CATCHMENT (STSA)

Tucked behind an immaculate front garden and greeted by a charming front verandah, this gorgeous single-level home enjoys the light-filled and capacious living area. The exquisite lounge flows to the dining area which adjoins the impeccable kitchen well-appointed with stainless steel cooking appliances, dishwasher, expansive bench tops and plenty of cupboards. There are three well-proportioned bedrooms, a contemporary bathroom, a 2nd toilet and a north facing entertaining deck overlooking the low maintenance courtyard garden. Other features include attic storage, ducted heating, reverse-cycle air conditioning and polished floorboards.

Set inside the highly sought-after Glen Waverley Secondary College Zone (STSA) and in an excellent location just a short stroll to Syndal train station, bus stops, Holmesglen TAFE, Central Reserve and Monash Aquatic and Recreation Centre. It is also within easy reach of The Glen and Pinewood Shopping Village, Glen Waverley Secondary and Wesley Colleges, Pinewood Primary School and Monash Freeway.

This unique opportunity won't last. For all enquiries and private inspections contact Michael Sandhu 0411 593 779.

Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospect purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>

We will be asking attendees to:

- Contact the Agent to book a private appointment
- Not enter the property if:
  - You have returned from overseas in the past two weeks
  - You are unwell or have a fever

3 BED | 1 BATH | 1 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



**Michael Sandhu**

**0411593779**

[michaelsandhu@atrealty.com.au](mailto:michaelsandhu@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)