

## FOR SALE

### FOR SALE - UNIQUE TRI LEVEL OVAL FRONT WAVERLEY PARK

Indulge in the most spectacular views from every outdoor aspect of this unique 3 Bedroom, 2 bathroom tri-level residence, delivering contemporary style, supreme quality and captivating oval views. Designed to capture the sights of the historic grand stand and oval of renowned Waverley Park, the generous open-plan Living/Dining zone featuring a sublime stone/Smeg Kitchen opens at one end to a private entertaining alfresco and at the other to a large balcony overlooking the oval. The upper-level Bedroom also have their own balcony, whilst the lower-level Bedrooms are advantaged by a stunning private courtyard. Luxury is further heightened by a powder room, storage room, ducted heating/AC, ducted vacuum, study nook, and double garage. Enjoying the very best lifestyle offerings with Waverley Park Stadium only meters away and easy access to Mulgrave Primary, Caulfield Grammar, Waverley Gardens Shopping Centre, buses plus Monash and EastLink Freeways.

**3 BED | 2 BATH | 2 CAR**

#### PRICE:

**\$1,100,000 - \$1,200,000**

#### OPEN FOR INSPECTION:

**N/A**

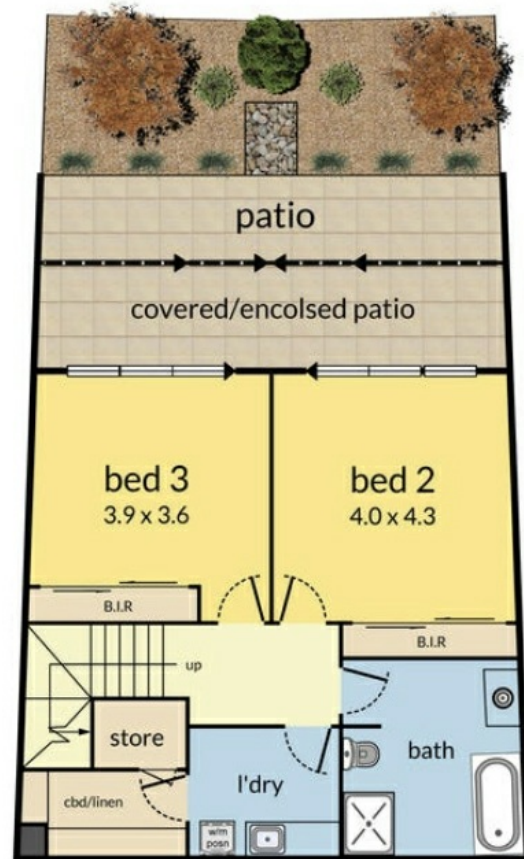
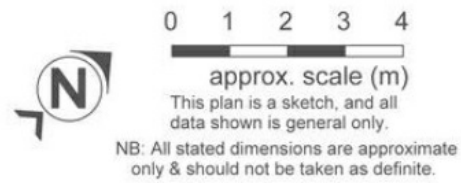


**Monika Mazur**

**0431111081**

[monika.mazur@atrealty.com.au](mailto:monika.mazur@atrealty.com.au)

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



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.