



**SOLD**

## 50 SQUARES OF MODERN LIVING

Live the life of luxury, relax in a superior spa bath or enjoy the city views from a private balcony. This near new magnification 4/5 bedroom home (50 sq approx.) is set on the high side of its street and is perfectly located close to all amenities.

Delivering capacious living spaces and low-maintenance appeal, this sensational family abode comprises a formal lounge and a generous open plan kitchen with oversized stone island bench and butlers pantry adjacent to a large living room and dining. It opens to a private decking, outdoor entertainment and spa bath areas, and a third living room that is suitable for a rumpus, home theatre or fifth bedroom.

Upstairs boasts a massive master bedroom with an impressive walk-in wardrobe, contemporary ensuite, a private retreat and city view balcony. 3 further bedrooms and a study/rumpus are served by a family bathroom.

Features: under covered alfresco, 3 walk-in wardrobes, boat parking behind garage, oak timber floorboard, outdoor spa, double wall ovens, high performance reverse cycle air-condition/heating unit, dust vacuum and more.

Located close proximity to train stations, vibrant Ashburton Village shops, cafes, library, Ashbuton Primary School, the Anniversary Bike & Walking Trail, Watson Park, Markham Reserve Play Ground, Malvern Valley Public Golf Course and only a short drive to Chadstone Shopping Centre and motorway.

A large modern home at a fantastic location – A must see!

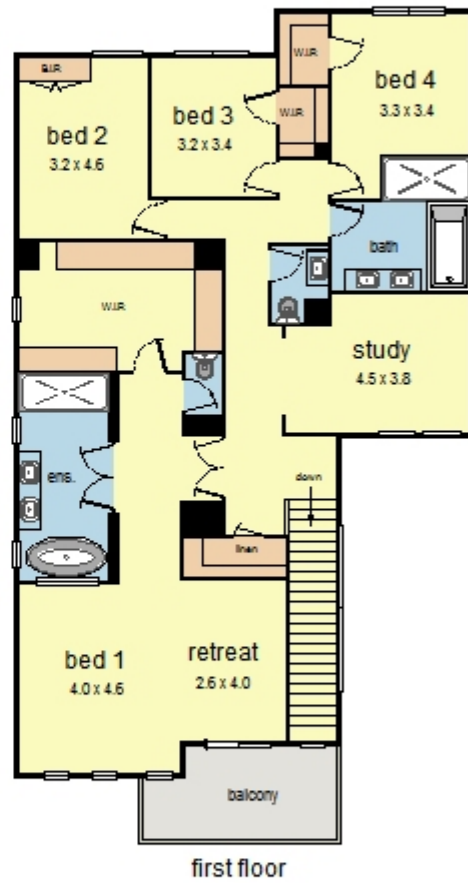
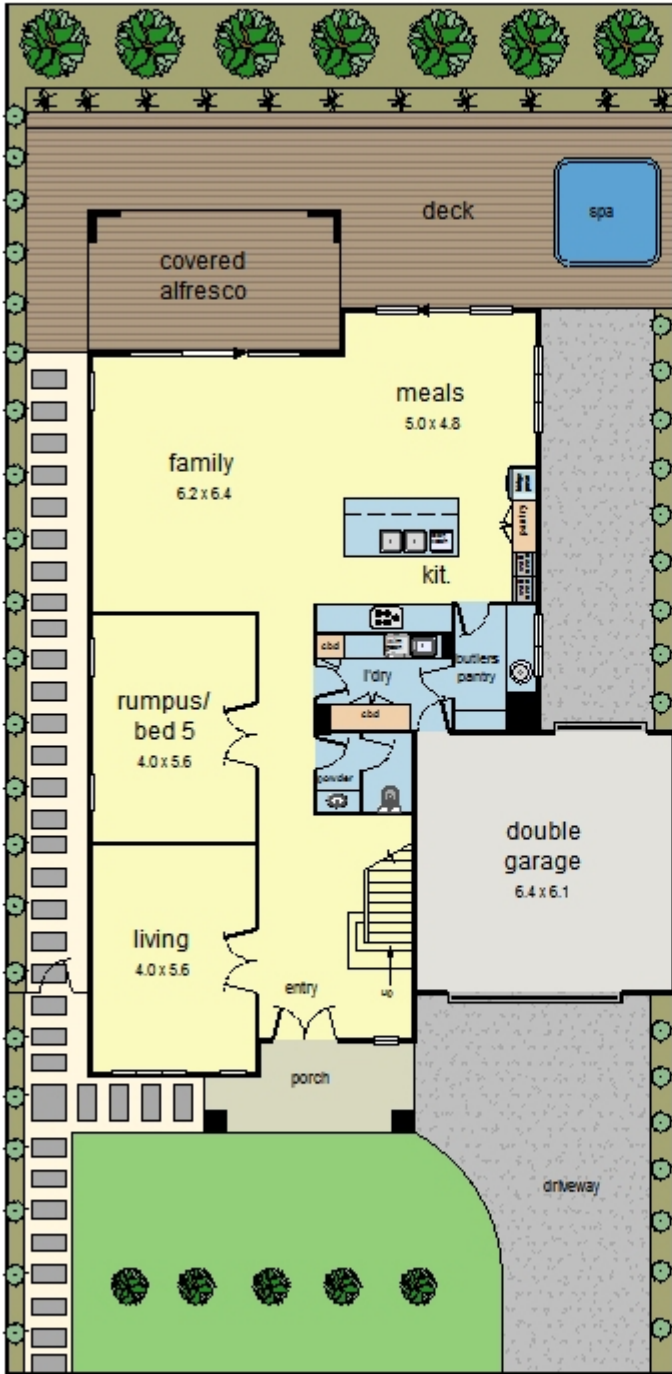
**5 BED | 2 BATH | 0 CAR**

**PRICE:**  
\$2,100,000

**OPEN FOR INSPECTION:**  
N/A



**Clive Chan**  
**0449181969**  
clivechan@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



0 1 2 3 4  
 approx. scale (m)

This plan is a sketch, and all data shown is general only.  
 NB: All stated dimensions are approximate only & should not be taken as definite.

7 Nicholas Street, Ashburton

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.