









## Maximum Comfort, Minimal Maintenance



This elegant home encapsulates the essence of low-maintenance family-sized luxury without compromising on space. Entertain formal occasions in the sophisticated dining & living room but leave the laid-back events to the open-plan family/meals or the covered & paved alfresco courtyard at the rear. Catering for the efficient preparation & serving of meals, the sleek granite kitchen is practically positioned between the two living zones. There's a tessellated-tiled spa ensuite & walk-in robe for the parents' domain & a second bathroom & separate toilet for bedrooms two & three. A powder room, laundry & double garage with internal entry are also included in the fluid floor plan. Enjoying a wonderfully convenient location, the home is close to some of Melbourne's most highly regarded private schools, Yarra Bend Park, train stations, trams & Victorian Gardens Shopping Centre.

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