

3/2 Fletcher Parade, Burwood, Vic 3125

HEAVYSIDE

Townhouse For Sale

Saturday, 13 April 2024

3/2 Fletcher Parade, Burwood, Vic 3125

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 204 m2

Type: Townhouse



Wendy Zhou
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Tim Heavyside
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\$1,000,000 - \$1,100,000

Watch the auction live here: [https://heavyside.co/live-auction/THE PROPERTY](https://heavyside.co/live-auction/THE%20PROPERTY) Developed and built seven years ago on a block held within the family for generations, this stunning three-bedroom retreat is perfectly primed for an effortless modern lifestyle. Spanning across three levels, this enticing home overlooks parkland and boasts quality appointments throughout. Upon entry the open plan living zone is immediately inviting, with bi-fold doors extending out to the huge entertainer's alfresco deck complete with automatic awning for instant comfort. Positioned in the heart of home, the deluxe kitchen boasts stone benches, premium appliances, walk-in pantry, high ceilings and a servery window, certain to please the resident chef. Two robed bedrooms are serviced by the luxurious family bathroom, while the first-floor main bedroom includes dual built-in robes and sparkling ensuite and rests alongside a generous storage room. Further highlights include a front balcony with parkland views, lower garage with storage rooms (and elevator or stairs to main living), landscaped gardens with fruit trees, automatic blinds, spacious laundry and a dedicated study.

THE FEATURES

- Luxurious, three-level, three-bedroom, two-bathroom home
- Ideally positioned in sought-after pocket overlooking parkland
- Sleek stone kitchen features quality appliances & walk-in pantry
- First floor main bedroom flaunts dual built-in robes & ensuite
- Two further bedrooms are complete with built-in robe storage
- Sparkling family bathroom includes shower, bath, dual vanity & toilet
- Bi-fold doors to huge entertainer's alfresco deck with automatic awning
- Lower double garage with storage rooms & lift or stairs to main living
- Ducted heating & split system air conditioning for optimum comfort
- Security system including alarm & 2x cameras
- 6-star energy rating, solar hot water, double glazed windows throughout

THE LOCATION Perfectly positioned for convenience, resting alongside the Gardeners Creek Trail and close to Wattle Park, a short walk to Deakin University, Presbyterian Ladies' College and Mount Scopus, trams to city and buses to both Box Hill and Chadstone on your doorstep, plus shops, cafés and eateries nearby.

THE TERMS: 30|45|60