



Extraordinary Size In Sensational Position

4 2.5 2

A sensational surprise at Glen Huntly Road's preferred quiet end, this impeccably presented and updated town residence delivers generous four bedroom plus study accommodation with an easily managed focus that's ideal for busy modern families. Positioned privately at the rear, a long list of highlights includes multiple living and dining spaces, flexible indoor/outdoor entertaining, an incredible contemporary chefs kitchen, custom designed with Staron Stone benchtops and sink, endless built in storage and magnificent Falcon 110cm Dual Fuel Stove, fully renovated family bathroom, main bedroom featuring extensive BIRs/storage, new ensuite and own balcony, ducted heating and ceiling fans, polished concrete floors, remote double garage adaptable as rumpus/games room and additional OSP.

www.3-1268.glenhuntlyroadcarnegie.com

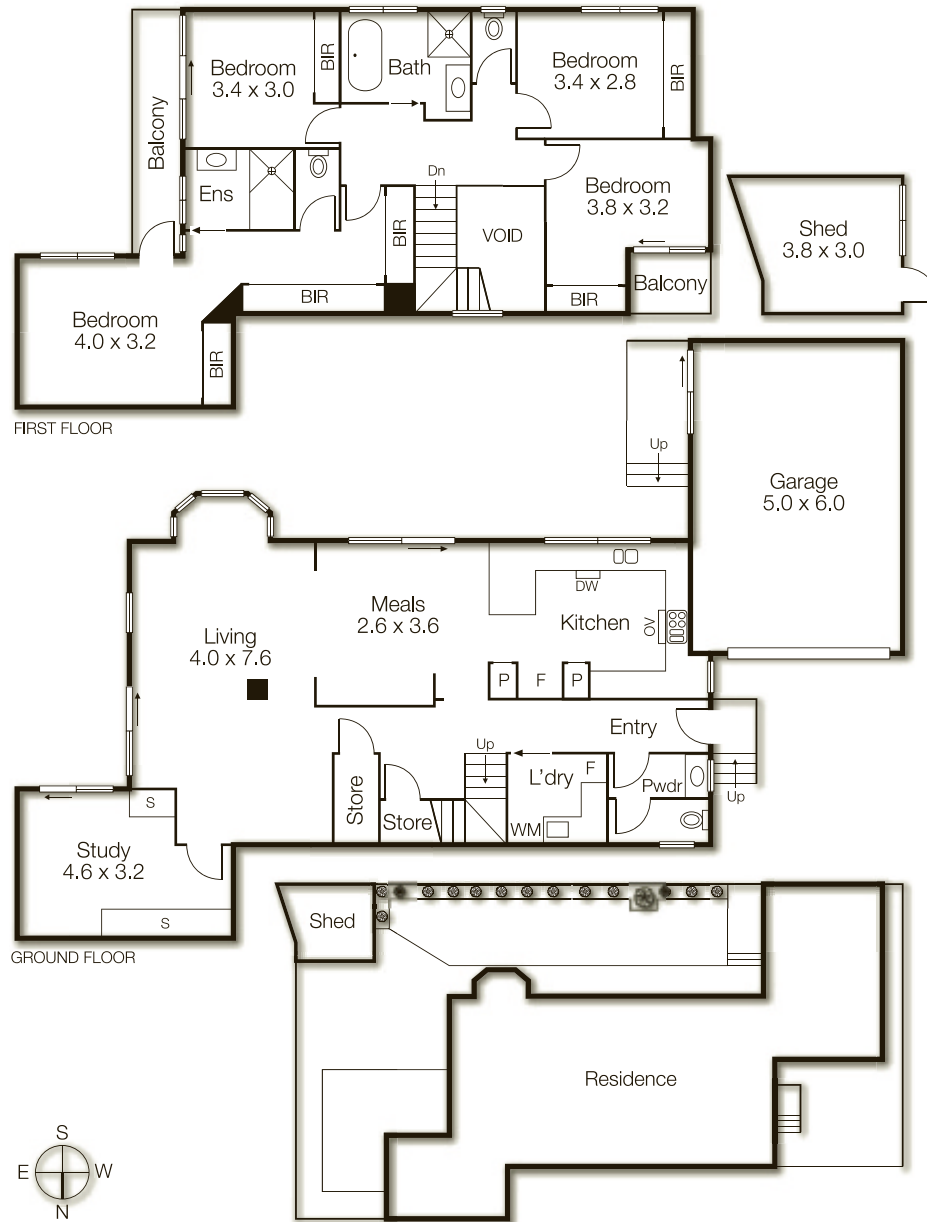
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Property Information

Settlement Terms	90 - 120 days	Glen Eira College		
Council Rates	\$1,657 per annum	Kilvington Grammar School		
Heating/Cooling Split	Ducted Heating & Ceiling Fans	Monash University, Caulfield		
Nearby Public Transport	Glen Huntly Train Station	Lord Reserve		
	Tram Route 67 - Glen Huntly Rd	Koorang Park & Carnegie Pool		
	Bus Routes 623 & 624 - Neerim Rd	Glen Huntly Park		
Nearby Shopping	Glen Huntly Road	Caulfield Racecourse		
	Koorang Road Dining	Booran Reserve		
	Chadstone Shopping Centre			
Nearby Schools	Glen Huntly Primary School	Comparable Sales in the area:		
	St Anthony's Primary School	2/23 Kingsley Pde , Carnegie	\$1,343,000	04/05/2017
	Carnegie Primary School	1/108 Truganini Rd , Carnegie	\$1,250,000	08/07/2017
		69b Woomack Rd , Carnegie	\$1,295,000	20/06/2017
		Nearby Parks & Facilities		