



**1/35 Nepean Highway ELSTERNWICK**

3 2 1

### Single level family sized villa

Easy living villa with the perfect floorplan. The location is just a stroll to Glen Huntly Road conveniences including train station, tram and Classic Cinema. The property comprises:

- All rooms freshly painted
- Entry hall to large L-shaped living and dining room with direct access to entertainer's terrace overlooking private garden
- Timber kitchen with meals area, electric cooktop and loads of cupboards,
- All 3 bedrooms are good sized with built in robes
- 2 fully renovated bathrooms (main with ensuite) 2 showers - no bathtub.
- Large private courtyard with artificial lawn that is easy maintenance
- Central gas heating throughout. Works perfectly
- Split system air conditioning in living room,
- Separate laundry and lock up garage / store room.
- Timber parquet flooring in bedrooms and living room, no carpet

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