



**2/21 Ludbrook Avenue CAULFIELD SOUTH**

**2** **2** **1**

### Single level living is easy

Capturing an enviable location, you'll be instantly impressed by this bright and spacious 2 bedroom villa in just perfect condition. It offers low maintenance living & all the space you need.

Offering open plan living spaces of generous proportions, well-equipped spacious kitchen with meals area & plenty of storage, large main bedroom with walk-in robe & ensuite, a second double bedroom with robe & a sparkling central bathroom with separate toilet. The indoor-outdoor living comes to the fore with doors that open out to an undercover alfresco courtyard with garden surrounds.

Other features include ducted heating, split system heating / air conditioning, internal entry directly from the single lock up garage and polished timber flooring throughout.

Perfectly located, impeccably presented & just a short stroll to Hawthorn Rd public transport needs & close to a multitude of local cafes & the magnificent Princes Park.

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2/21 Ludbrook Avenue, Caulfield South



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