



12A Snowdon Avenue CAULFIELD



### Single-Level Four-Bedroom Rarity

Privately positioned at the rear with its own exclusive access, this beautifully maintained single-level villa offers peaceful low-maintenance living in a boutique setting of only two. Surrounded by a sun-drenched north-facing garden, the home immediately feels warm, inviting and wonderfully secluded.

Inside, the impressively large and light-filled living and dining domain creates an exceptional sense of space, enhanced by generous proportions and an abundance of natural light throughout. A separate kitchen and meals area is both functional and well-appointed, featuring quality appliances, dual sinks, a dishwasher and extensive storage.

Accommodation comprises four well-sized bedrooms, all fitted with built-in robes, including a spacious main bedroom with a walk-in robe and skylit ensuite. The remaining bedrooms are serviced by a central bathroom and separate WC.

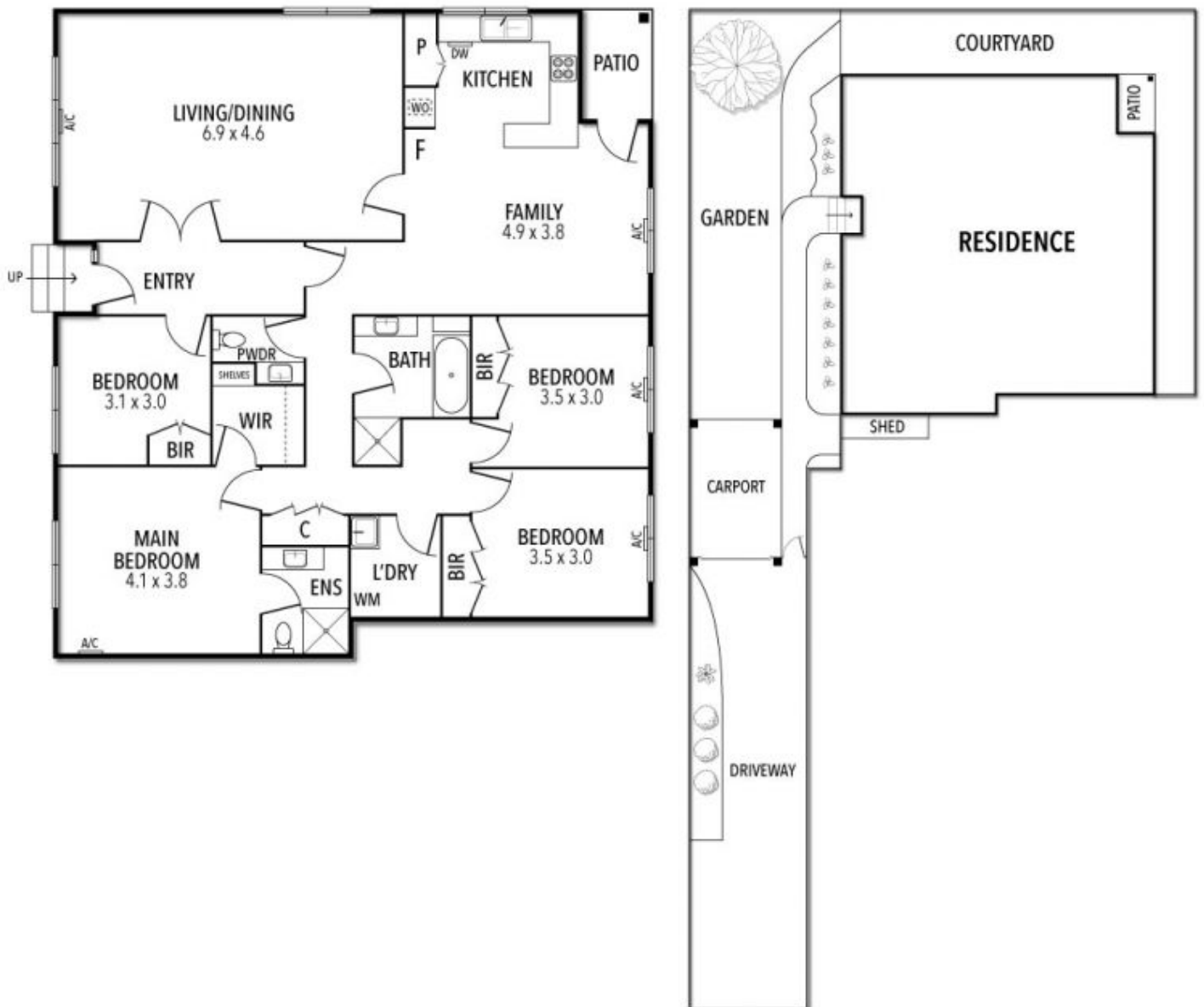
**\$1,175,000 - \$1,275,000**

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