




**13a Victory Bvd, Ashburton, VIC 3147**

**Sold - \$1,650,000**

Townhouse 3  2  1 



## SUN FILLED AND STYLISH GARDEN DELIGHT

Shelter Real Estate

Beautifully presented with quality and care in a simply sensational location, this three bedroom single level townhouse is a stylish sun filled delight just metres from the trains, shops and cafes of Ashburton Village. Gently elevated and set back behind its own lushly landscaped frontage, its superbly spacious proportions provide a lock up and leave home of timeless style and superior function surrounded by virtually every amenity.

A wonderfully wide sky lit hall immediately establishes a rare sense of space, flowing from the smart security front door past three elegant bedrooms to stunning open plan living and entertaining areas beneath a soaring raked ceiling. This brilliantly bright and airy domain features a chic contemporary kitchen whose quality is confirmed by caesarstone benchtops, endless soft close storage, family sized Euro appliances including Asko dishwasher and island dining. Glorious sunshine and leafy views pour in through expansive glazing and a sliding door leading to a deep alfresco deck, cocooned within the perfectly private lush rear garden. Three bedrooms include two with BIRs, served by a full family bathroom with soaker bath and a luxurious main bedroom featuring WIR/storage and double ensuite.

An extensive list of other highlights includes hydronic heating, split cooling, ceiling fans, plantation shutters, polished timber floors, kitchen garden, water tank, security doors, internally accessed remote garage with large store room, built in cellar and OSP.

Walk to Ashburton and St Michael's Primary Schools, Ashburton Station, High Street buses, Warner Reserve, Ashburton Park and hectares of Gardiners Creek parkland, walking and bike trails. The list goes on with Ashburton Pool and Recreation Centre, the Craig Centre and a choice of local Kindergartens in close proximity.

Shelter Real Estate Agents Ashburton

**Open for Inspection**

By Appointment.

### Listed By

Daniel Reynolds

Phone: (03) 9889 3990

Zali Reynolds

Phone: (03) 9889 3990

Mobile: 0422576049

