

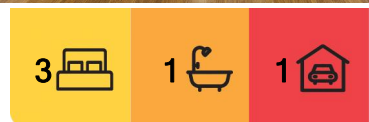
Mulgrave, 10B Kalimna Avenue

Modern Living with No Body Corporate —Prime Mulgrave Location!

Step into stylish, low-maintenance living with this spacious and modern townhouse, perfectly positioned in one of Mulgrave's most convenient pockets. Thoughtfully designed with comfort and practicality in mind, this home ticks all the boxes for first home buyers, young families, and savvy investors alike.

Downstairs features a bright open-plan living and dining area with high ceilings, flowing into a modern kitchen with quality appliances. A separate powder room, spacious laundry, and ducted heating add to the functionality. Step outside to a private low-maintenance courtyard with a covered entertaining area, clothesline, garden shed, rainwater tank, and a split system for added comfort.

Upstairs boasts three well-sized bedrooms, all with built-in robes, a central bathroom, a handy study nook, plus ducted heating, evaporative cooling, and an additional split system



Auction

Sat 26th Jul @ 4:00PM

View

Wed 9th Jul @ 5:40PM - 6:00PM

Contact

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LJ Hooker Hampton Park
(03) 9702 8388

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

for year-round climate control.

Key Features:

- High ceilings & open-plan living
- Three bedrooms with built-in robes
- Powder room downstairs
- Study nook upstairs
- Ducted heating (upstairs & downstairs)
- Evaporative cooling & split system upstairs
- Additional split system downstairs
- Spacious laundry
- Private courtyard with shed, rainwater tank & clothesline
- Single remote garage plus driveway parking
- Individual driveway —No Body Corporate

Location Highlights:

Enjoy exceptional connectivity with easy access to Monash and Eastlink Freeways, and just minutes from M-City Monash, Springvale Homemaker Centre, Brandon Park, Chadstone, and The Glen. Zoned for excellent schools including Mazenod College, Wellington Secondary, and Monash University, along with nearby primary schools.

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More About this Property

Property ID	47XMUFHE
Property Type	Townhouse
Including	Toilets (2)

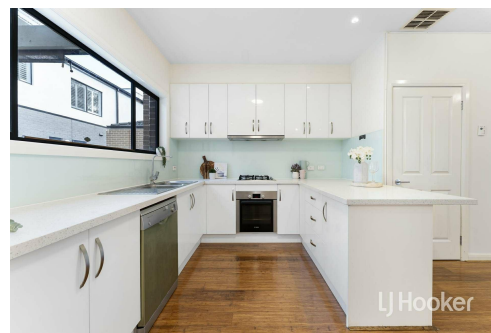
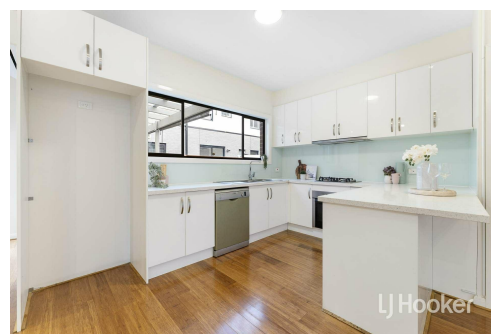
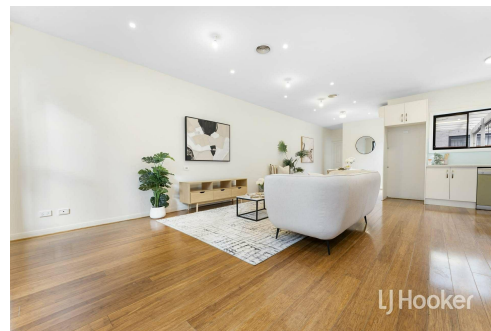
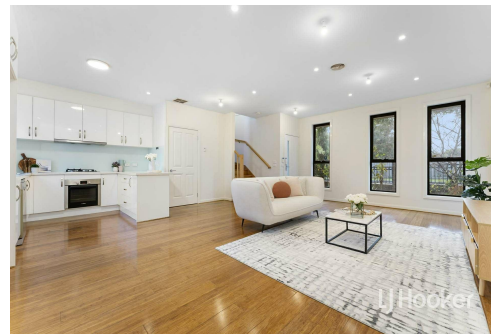
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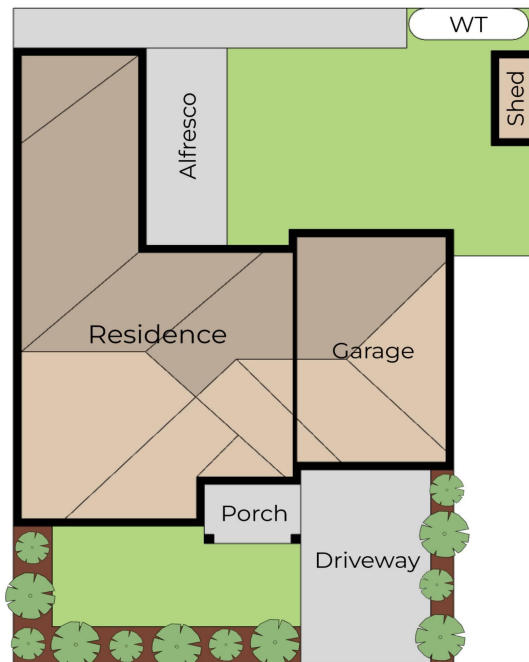
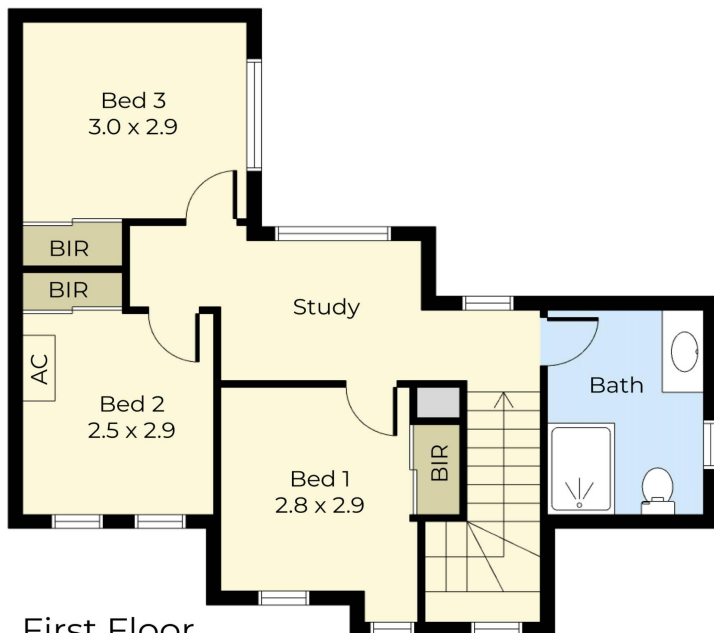
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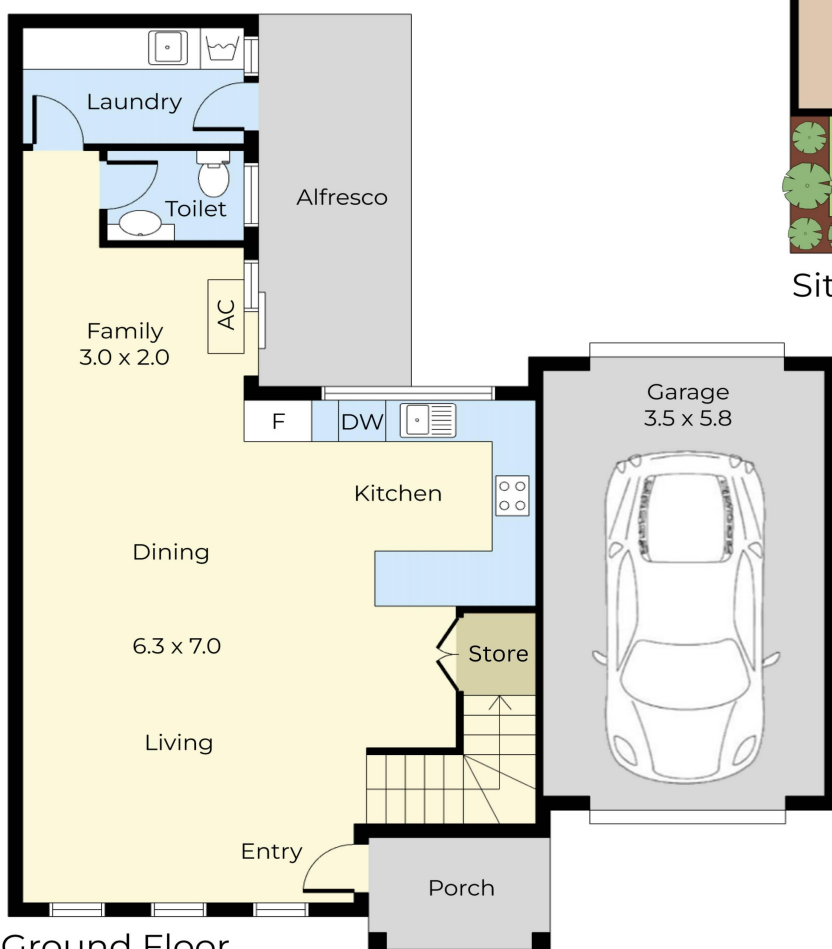


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Site Plan



10B Kalimna Avenue, Mulgrave

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This floorplan is for illustration purposes only and no warranty is given to its accuracy.
Purchases are advised to carry out their own investigations.