



2/115 Alexandra Avenue, Toorak Gardens

Total Temptation in Toorak Gardens

Stop searching. It's time to give in to temptation! This is the one that truly ticks every box and offers the rare opportunity to settle into a blue-chip location with leafy garden surrounds, tastefully updated, boutique group and move-in ready.

From the moment you arrive at 2/115 Alexandra Avenue, you're greeted by beautifully manicured gardens and the tranquil charm of this tree-lined heritage Avenue. Nestled toward the front of a small, quiet group, the setting offers privacy, serenity, and a welcoming sense of home. A stunning deciduous ghost maple graces the front, providing dappled shade in the warmer months.

Step inside to polished timber floors and freshly painted interiors, where warmth and style flow effortlessly throughout. It's easy to imagine yourself here - fall in love, and let your search for the perfect home end.

Features you'll love:

- Spacious lounge room featuring built-in display shelving, modern dimmable downlights, and a split-system air conditioner for year-round comfort.

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FOR SALE

Sold by Janine Bergin, LJ Hooker Kensington | Unle

AGENTS

Janine Bergin
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jbergin@ljhkensingtonunley.com.au

AGENCY

LJ Hooker Kensington | Unle
(08) 8431 6088

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.



- The Farquhar kitchen showcases stone benchtops, a Bosch dishwasher, Smeg gas stove with electric oven, and plentiful built-in cabinetry, including a generous floor-to-ceiling pantry. An Oliveri filtered water system is also included.
- The main bedroom offers a wall of built-in wardrobes and a remote control ceiling fan with light, while the second bedroom also includes a ceiling fan and lovely views over the rear garden.
- The updated bathroom is finished in neutral tones and includes a bath, separate shower, and toilet.
- Large colonial-style windows in the lounge and main bedroom frame the garden views and fill the home with natural light, complemented by blinds in the lounge, bedrooms, and kitchen.
- A rear patio connects the kitchen to the separate laundry, which features built-in shelving for extra storage.
- Positioned as the second unit from the front in a quiet, well-maintained group of just six.
- Dedicated carport with secure storage shed, conveniently accessed via Von Rieben Lane.
- Automatic watering system in the front garden for units 1 and 2 and a separate watering system along the rear garden of all units.

Embrace the surrounding lifestyle - admire the local heritage Gartrell Memorial Church and the stunning Avenue of Honour lined with English Elms and European oak trees, or take advantage of easy access to Victoria Park for a peaceful stroll or scenic cycle into the city.

Zoned for Rose Park Preschool, Rose Park Primary School and Marryatville High School, and just a short stroll to the Portrush Road bus stop and a selection of private schools, including Loreto College and Pembroke School. Enjoy easy walking access to Burnside Village, convenient public transport for a seamless city commute, and only minutes to Norwood Parade for vibrant dining, shopping and entertainment.

First home buyer, downsizer or savvy investor - this charming, low-maintenance opportunity in a highly sought-after location is simply too tempting to resist!

CT: Volume 5000 Folio 74
 Council: City of Burnside
 Council Rates: \$1,125.00 per annum (approx.)
 Water Rates: \$176.30 per quarter (approx.)
 Strata Levy: \$662.00 per quarter (approx.)
 Year Built: 1964 (approx.)

To make an offer, copy and paste the below link into your browser:
<https://prop.ps//nw9z0LRg7fWO>

RLA 275279

MORE DETAILS

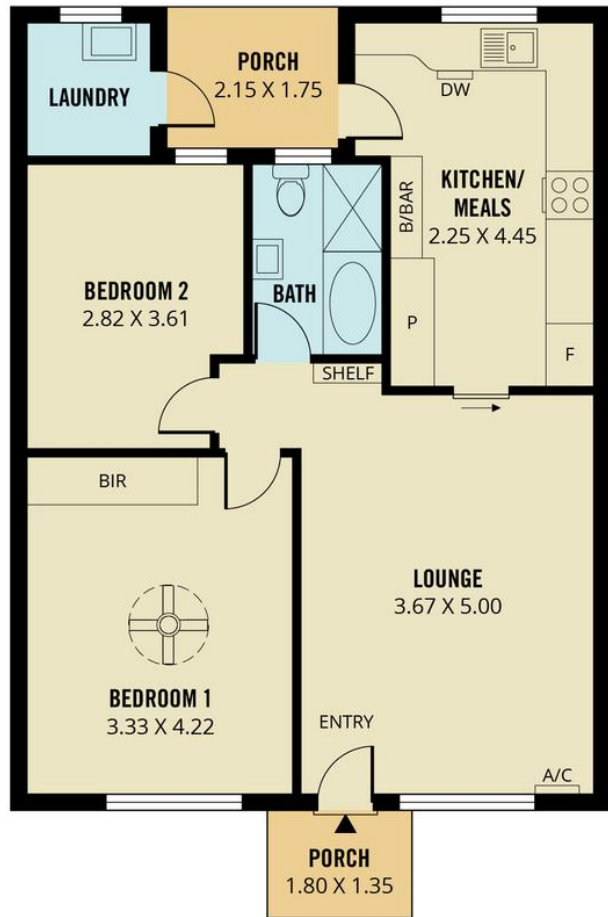
Property ID 61N4FDJ
Property Type Unit
House Size 96 m2
Including Air Conditioning
Dishwasher
Built-in-Robes

Janine Bergin 0417 893 453
Sales Consultant | jbergin@ljhkensingtonunley.com.au

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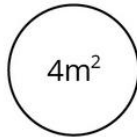
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TOTAL



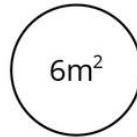
Living



Shed



Carport



Porch



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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