

## Charming, Luxury Townhouse in Central Location



## For Sale

1/62 Glengarry Avenue, Burwood VIC 3125

 4  3

\$1,640,000

## For Sale

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 4  3

### Charming, Luxury Townhouse in Central Location

Only steps away from Deakin University, the most sought-after Ashwood High School Zone, close to Burwood Brickworks, 25 mins to Melbourne CBD!

#### School Zone

- Short walk to Deakin University
- 4 mins drive to Roberts McCubbin Primary School (Victoria's Top, 95 score)
- 6 mins drive to Presbyterian Ladies' College (Top Private School)
- 8 mins drive to Ashwood High School (VCE Top-Ranked)

#### Connectivity

- 400m walk to Route 732 bus stop, with direct access to Box Hill
- 950m walk to Route 75 tram stop
- 8 mins drive to Burwood Station, with direct access to Melbourne CBD
- The biggest infrastructure investment is ever undertaken in Victoria - Suburban Rail Loop
- Stage 1: Connect Cheltenham, Clayton, Monash, Glen Waverley, Burwood to Box Hill

#### Shopping

- 5 mins drive to Burwood Heights Shopping Centre
- 6 mins drive to Bunnings, Burwood Brickworks and Box Hill Central Shopping Centre
- 8 mins drive to Burwood One Shopping Centre
- 10 mins drive to Chadstone - The Fashion Capital

#### Surroun...



## Andy Yuan

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A/REAL



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**GROUND FLOOR**



**FIRST FLOOR**

| UNIT 1                      | 4                     | 3           | 4                     | 2 |
|-----------------------------|-----------------------|-------------|-----------------------|---|
| GROUND FLOOR (INCL. GARAGE) | 123.44 m <sup>2</sup> |             |                       |   |
| FIRST FLOOR                 | 72.90 m <sup>2</sup>  | TOTAL P.O.S | 153.56 m <sup>2</sup> |   |
|                             |                       | LAND SIZE   | 277 m <sup>2</sup>    |   |



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## BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

## HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

## MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

## NORTH

Suites 4 & 5 High Street, Lalor. VIC 3075 | 03 9436 0888

## POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

## SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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