



**SOLD**

## PRICED TO SELL!

This welcoming single-level home is designed for family comfort, offering two distinct living zones, each catering to both entertaining and the rhythm of everyday life.

On the left of the entry, a light-filled lounge and dining room features a warm fireplace against a backdrop of exposed brick, setting a cosy atmosphere for gatherings. Directly ahead from the entrance is a generous casual family/meals area and a practically planned kitchen with wall oven, gas cooktop, and dishwasher, ready to assist in whipping up family favourites. Sliding doors open onto a brick-paved alfresco patio. With remote shutter louvre, you can choose to bask in the sunshine or enjoy shelter from the elements, making it a year-round outdoor retreat. The adjacent garden invites a touch of nature, while a spa under a gazebo is ideal for relaxation. Tucked at the rear of the layout, the sleeping accommodation ensures privacy. It includes a main bedroom with a walk-in robe and an ensuite bathroom, and three additional bedrooms, with two featuring built-in robes. One of these rooms can flexibly serve as a home office or study. They share a neat bathroom with a bath, standalone shower, and a separate toilet.

The essentials are covered with a split-system air conditioner, ducted heating, evaporative cooling in the bedrooms, a double garage, and an additional double car shed for extra storage or workspace. The home is ready to accommodate as-is with its well-thought-out spaces, yet also offers potential for those looking to inject their own style at their own pace in the future.

The quiet location is a bonus, with Castle Hill Reserve and playground just across the street. Convenience is key, with close proximity to Chirnside Park Shopping Centre, Rolling Hills Primary, Mooroolbark College, Mooroolbark Train Station, bus stops, Reading Cinemas, and the vibrant array of shops and restaurants on Manchester Road.

Plus, Yarra Valley's attractions are just a short drive away, making weekend outings an enticing option.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$850,000**

**OPEN FOR INSPECTION:**  
**N/A**



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Alfresco	-	50.7 m <sup>2</sup>
Total	-	245.6 m <sup>2</sup>



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