



FOR SALE

ONE OF A KIND

If size matters, then 35 Mallon Ave truly delivers. Nestled on a corner block in the desirable Brooks Reach Estate, this unique, custom-built, single-level three-bedroom home is designed for families who prioritize space, comfort, and flexibility. With multiple living areas and generously sized rooms, this property is ideal for those who appreciate the freedom to spread out.

Upon entering you'll be greeted by a welcoming foyer leading to the expansive open-plan living and dining area which flows seamlessly to the kitchen—making it perfect for gatherings and family moments. The large kitchen is a chef's dream, equipped with ample bench space, electric cooking and a dishwasher, along with a superb walk-in pantry for convenient storage. The huge master bedroom comes complete with a walk-in robe and ensuite and two additional spacious bedrooms feature built-in wardrobes, ensuring ample storage and personal space for the whole family. A standout feature is the spacious media or lounge room which could easily be converted into a fourth bedroom, guest room or additional living space, allowing you to tailor the home to your needs. The oversized main bathroom includes a bath and a separate shower, while an additional powder room enhances the home's functionality. The home also offers additional storage and an internal laundry featuring generous bench space for added convenience.

The extra-large double garage features remote control access and internal entry, adding convenience to your busy lifestyle. Outdoors, you'll find a level, fully fenced grassy backyard with an undercover alfresco area—perfect for summer fun and gatherings with friends and family! This home embodies space and versatility, offering room for everyone and catering to diverse lifestyles. Whether you need space for kids, extra living areas, or storage solutions, this property has it all.

Don't miss your chance to own this unique home in Horsley, located in a peaceful and sought-after neighborhood. It is conveniently close to buses, parks, schools, and cafes. Call Peter Bullman today for more information!

3 BED | 2 BATH | 2 CAR

PRICE:
\$980,000

OPEN FOR INSPECTION:
N/A



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35 Mallon Avenue Horsley

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