



FOR SALE

MODERN CONVENIENCE, PERFECTED

Modern convenience is perfected in this stylish split-level residence, built only two years ago and pristinely presented. Anchored in the heart of Mooroolbark's vibrant shopping, dining and transport precinct, it delivers exceptional lifestyle appeal with everything you could want at your fingertips.

Tucked away in the rear corner of a boutique complex, it enjoys a superb sense of privacy, with double-glazed windows enhancing a peaceful ambience. Three bedrooms plus a dedicated workspace are thoughtfully arranged across the home's tri-level footprint, with the lower ground floor offering a private guest suite complete with a sleek, fully tiled ensuite. The study nook, remaining bedrooms with double-door sliding wardrobes, and a main bathroom that mirrors the style of the ensuite occupy the top floor. In between, a light-filled living and dining room opens via sliding doors to a balcony and a generous artificial-turfed courtyard that is an ideal space for little ones and pets to play. The kitchen, fitted with two-toned cabinetry, stainless steel appliances and stone countertops, services the hub with ease.

Adorned with timber-look laminate flooring and brand-new carpet, and illuminated by LED lighting, this home is incredibly inviting. Extras include a powder room, two split system air conditioners, a water tank connected to the toilets, plus a remote single garage with internal access and a cleverly integrated European laundry.

Whether you're a young buyer, downsizer or investor, you'll recognise the location simply couldn't be better, with Mooroolbark Train Station, shops, cafes and restaurants, parks and sporting grounds, trails and medical and community centres all within walking distance. A superb selection of schools, major shopping centres and the magnificent Yarra Valley, with its renowned golf courses and wineries, are also within easy reach.

Note: A fridge and a washing/drying tower can be included with the purchase, subject to agreement.

CALL BILL NOW FOR MORE INFORMATION AND INSPECTION TIMES 0419514276

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or

3 BED | 2 BATH | 1 CAR

PRICE:
\$680,000

OPEN FOR INSPECTION:
N/A

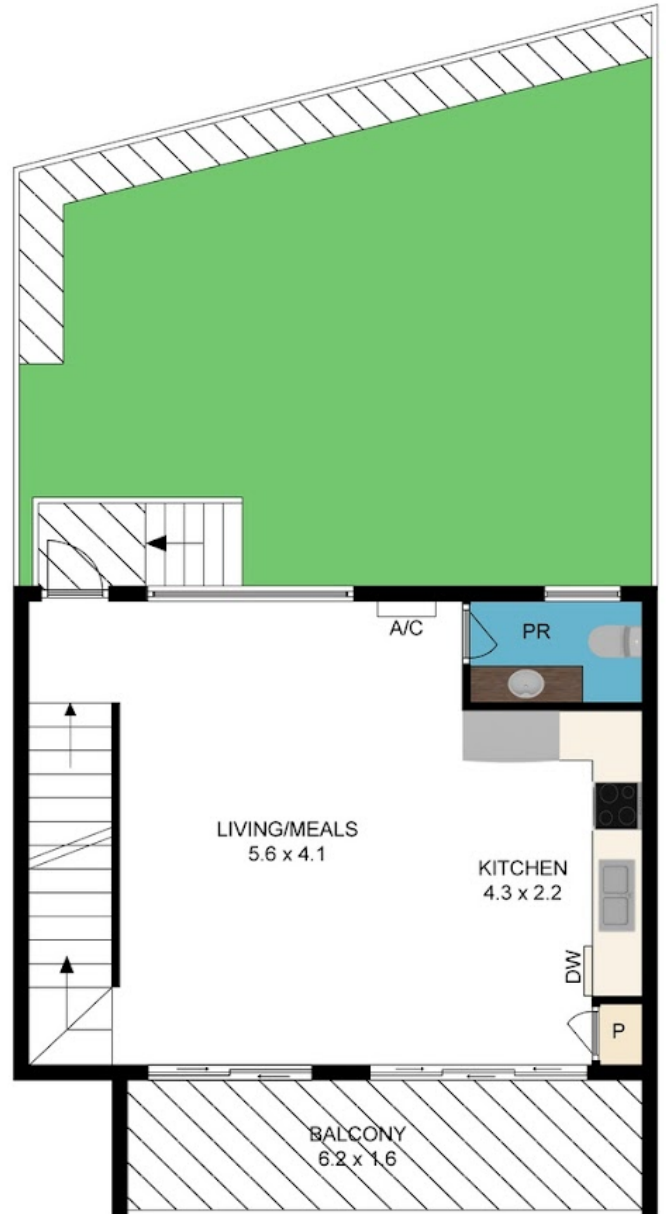


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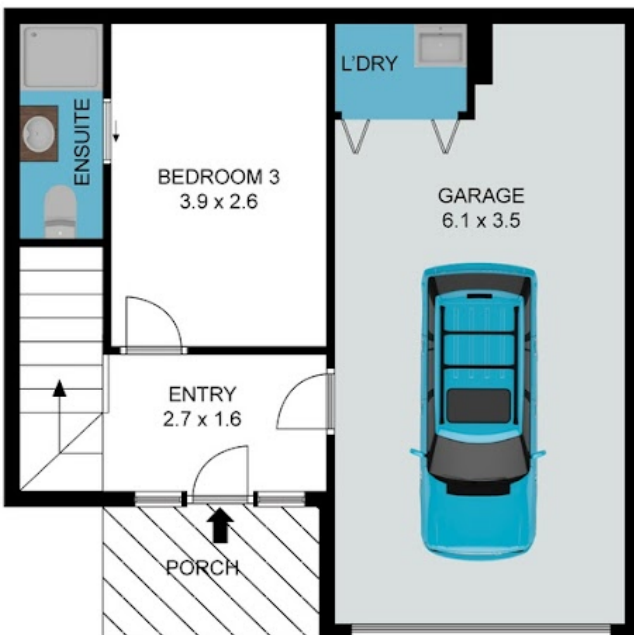
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1ST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

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.

7 Parkhill Close, Mooroolbark

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