

**1/44 Warrigal Road, Parkdale, Vic 3195**



**House For Sale**

Tuesday, 2 April 2024

1/44 Warrigal Road, Parkdale, Vic 3195

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 452 m2**

**Type: House**



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**\$1,350,000-\$1,450,000**

Merely footsteps to magnificent Parkdale beach, 'Stella Maris' c1935 is without doubt the shining 'star' of a truly enviable seaside locale. Beautifully renovated and presented, it is an offering that flawlessly marries the elegance of a bygone era with the many creature comforts expected by today's families and it is all matched by an exceptionally convenient position close to all essential amenities for the utmost in daily ease. Instantly appealing thanks to its picture-perfect facade and meticulously manicured front garden, the solid, double-brick home opens to stunning interiors where glorious leadlight, intricate fretwork and exquisite ceiling panels are reminders of a time gone by. Enriched by chic wide-board oak flooring which flows seamlessly throughout, among the home's many highlights are a formal lounge with bay window & gas fireplace, a gracious dining room and stylish gourmet kitchen with a full suite of prestige Ilve appliances, luxe stone benchtops and ceramic farmhouse-style sink as well as room for a table & relaxed family meals. All three bedrooms benefit from fitted wardrobes; they share a smartly appointed bathroom with rain shower while a separate powder room and large European-style laundry are also offered. Providing a peaceful working-from-home office space or even a teen retreat or gym a freestanding studio at the rear of the property is an invaluable inclusion. An easy-to-maintain rear yard with alfresco decking and cubby house is primed for summertime enjoyment while wrapping up a truly impressive package are hydronic heating, split system heating/cooling, double glazed windows and secure parking behind automated gates. Opposite Mentone Grammar School and just moments to the suburb's incredible choice of extremely well-regarded private, independent and public schooling options, this family-focused address is also close to bus stops, trains, shops and cafes. PLEASE NOTE: \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\* Photo ID required at all open for inspections