

**1 Mourell Street, Sunshine West, Vic 3020**



**House For Sale**

Wednesday, 15 May 2024

1 Mourell Street, Sunshine West, Vic 3020

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 612 m2**

**Type: House**



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**\$570,000 - \$620,000**

A perfect first family home on an allotment offering ample space to expand as lifestyle needs evolve over the years or the decision to re-develop becomes tempting, this inviting residence's modern, low-maintenance ease is complemented by a location of exceptional appeal. It takes just a moment or two to walk to Glengala Primary School, Norm Talintyre Reserve and Sunshine West Community Centre from an address that offers such positive prospects from both lifestyle and investment points of view. Timber flooring, pristine presentation and attractive proportions define separately zoned areas for living and dining that are complemented by a kitchen where galley format efficiency, stainless steel appliances and integrated cabinetry create a great look - and an efficient feel. Three bedrooms offer ideal accommodation, arranged around a central bathroom featuring floor-to-ceiling tiles, a separate bath and shower and a timber topped vanity while a separate laundry fulfils its function perfectly. Rear garden dimensions of rewarding depth illustrate the allotment's future possibilities while side drive car parking and a lock up double garage enhance the present day profile. An opportunity that's enticing in every way.