

# 11 Lithgow Way, Mooroolbark, Vic 3138

## Townhouse For Sale

Saturday, 4 May 2024

11 Lithgow Way, Mooroolbark, Vic 3138

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 85 m2

Type: Townhouse



Craig Frost

0413018033

## **\$600,000-\$660,000**

Step inside this beautifully presented three-bedroom home with a front door entrance on Manchester Road and a double-car garage at the rear. It is within walking distance of the bus, Mooroolbark train station, parks, medicinal facilities, shopping strips, and dining precincts. The ground level provides passage door access from the garage and a carpeted bedroom with a sliding robe. This room would serve equally well as a home office. The second level showcases floating floors and an open-plan kitchen, dining, and living room that opens through glass sliding doors onto a full-width balcony. The L-shaped kitchen benefits from plenty of natural light, above-bench cabinetry, stone benchtops, a gas stove, an electric oven, a rangehood, a stainless steel dishwasher, and close proximity to the laundry. The main bedroom is located on the third level and enjoys a full-width sliding robe plus an ensuite complete with shower, vanity, and toilet. The large second bedroom is serviced by the spacious bathroom, which also has a bath, vanity, toilet, and shower. Additionally, this quality townhouse includes a powder room, split system heating/cooling to all rooms, clothes line in garage, phenomenal sound proofing between townhouses, front door access control and 8mp cctv camera, data cabinet with network switch and 12 hard wired data points between 3 rooms, speaker wires to some rooms, quality fixtures and fittings throughout, and double glazed windows throughout. A note to buyers We base our price ranges on comparable sales within the area and current market conditions. We do not over-quote property to vendors or underquote property to buyers. We recognise that the final sale price will ultimately be influenced by competition within the market and that the advertised selling range is not a ceiling to the price buyers may be willing to pay to secure the purchase of the property. While every effort has been made to provide the correct description of the property and identify the property's features, we advise you to inspect the property for your satisfaction.