

**111 Cardigan Road, Mooroolbark, Vic 3138**



**House For Sale**

Friday, 1 March 2024

**111 Cardigan Road, Mooroolbark, Vic 3138**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Ben Hollow  
0425407363



George Brown  
0431458777

**\$1,230,000 - \$1,350,000**

Experience a new level of luxury and sophistication with this modern family sensation. Defined by its outstanding proportions and craftsmanship, it's a home of supreme functionality and elegance. Screened by manicured gardens and introduced by a wide floorboarded entrance, the expansive single-level home impresses from the outset. Multiple zones supply superior comfort within, including parallel formal lounge and dining rooms, a family meals area with a wood heater, and a rumpus. The centrepiece kitchen with stainless steel appliances and stone benches will impress the avid chef, featuring a 900mm upright cooker and rangehood, a dishwasher, an extra-large walk-in pantry and a breakfast bar. Sliding stacker doors open from the kitchen area onto decking, leading to sunbathed and sheltered alfresco spaces for all-seasons entertaining. These spaces are complemented by a built-in bar ledge, speakers, lighting and ceiling fans. Two separate sleeping wings offer the privacy families desire. On the right side of the home's entrance, you'll find a lavish parents' retreat with a study, a dual-access walk-in wardrobe and an ensuite. On the left side, you'll find three more bedrooms with built-in wardrobes, one of which includes its own ensuite. Additionally, a family bathroom, powder room and a laundry with a walk-in storage cupboard complete this wing. Quality extras such as ducted heating, evaporative and split system cooling, ceiling fans, gated vehicle parking and a remote four car garage with internal access enrich this stunning home. Resting on the edge of the Edna Walling estate, it is conveniently located within arm's reach of bus stops, strip shops, parks, trails, kindergartens, Pembroke and Mooroolbark East Primary Schools, Billanook, Mooroolbark and Yarra Hills Secondary Colleges, Mooroolbark shops and train station. Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.