

12 Larbert Road, Mooroolbark, Vic 3138

Professionals

House For Sale

Thursday, 13 June 2024

12 Larbert Road, Mooroolbark, Vic 3138

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 864 m2

Type: House



Patrick Donker
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Isabelle Morgan
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\$770,000 - \$830,000

Unexpectedly large and very welcoming, this inviting three bedroom abode further surprises with two expansive living areas, fabulous enclosed entertaining deck and ripper of a garage. Perfectly positioned in family focused location within easy drive of central Mooroolbark, offering convenient living in a relaxed neighbourhood. A neat traditional brick veneer exterior framed by landscaped garden surrounds, opens to an extended layout providing family space and easy entertaining. The entry flows into a formal lounge with outlook to the front garden, then leads to a generously proportioned and well-appointed kitchen offering a host of storage and bench space along with 900mm oven and cooktop and Dishlex dishwasher. The adjacent family room atop polished hardwood floors, offering warmth and character, is filled with natural light and enjoys sliding door access to a covered decked area. This flexible room is enclosed, making an ideal sunroom in the colder months or throw open the windows and sliding door to cooling breezes and enjoy easy access to an expansive paved BBQ area in the large child and pet friendly backyard. The highlight of this wonderful home is a large triple garage with the bonus of an office at the back complete with split system heater/air conditioner, offering an ideal work from home space. The office could be removed returning it to a four car garage with space in front delivering plenty of off-street parking. Served by a bathroom and separate toilet, three bedrooms include large master with double built in robe along with additional features including full laundry off the kitchen, gas ducted heating and ducted evaporative cooling. Drive just a few minutes to Mooroolbark station and other amenities with Lancaster Pre-school, Mooroolbark East Primary and Billanook College all close by (3.3km or less according to google maps). Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.