

# 12a Kathy Court, Mooroolbark, Vic 3138

**Professionals**

## Sold House

Thursday, 22 February 2024

12a Kathy Court, Mooroolbark, Vic 3138

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 595 m2

Type: House



Steven Powell  
0400562031



Jim Dunkley  
0438305680

**\$991,000**

Prepare to be captivated by the peace of the location, the tranquil bushland outlook with Brushy Creek trail running along the rear and the expansive luxury of this three bedroom home with four living areas including large alfresco area with beautiful garden view. Single level and easily accessible while feeling private and secure, this downsizer's dream of distinguished quality was a builder's own home and is tucked away at the rear on its own title. Expansive with generous bedrooms and bathrooms and wide hallways, the home features sumptuous master complemented by an elegant ensuite and walk-in robe, along with a further two robed bedrooms served by a luxurious family bathroom with large shower and magnificent bath. There's a spacious fitted laundry with abundant storage and bench space, in fact the home offers wonderful storage throughout including oversize double garage with room for shelving, secure workshop space and attic with retractable stairs. Bosch appointed with walk in pantry, the kitchen is large enough to cope with a cook and a number of helpers when entertaining and perfect when whipping up a toastie for one. A flexible layout delivers three living spaces with superb connection to the outdoors including dining room, family room adjacent to the kitchen and living area. A slider in the family room and bifold doors in the living space extend to a large alfresco offering superb indoor/outdoor living and entertaining. Professionally designed and landscaped, the beautiful garden blends with the borrowed landscaped beyond giving a sense of endless bushland and comes alive at night with magical lighting. A rear gate gives access to the Brushy Creek trail and on into Mooroolbark town centre where public transport including train station, cafes, restaurants, bakeries and Coles are within 10 minutes stroll. Modern comforts and conveniences comprise gas ducted heating, ducted and evaporative cooling, two reverse cycle split systems in key areas, double glazing, plenty of extra parking in the turning area and driveway, low maintenance garden with inground watering plumbed from 6000L water tanks, CCTV, ring doorbell and keyless entry. Easy to live in and set in a friendly neighbourhood, this wonderful home offers the perfect couple's nest or family home in a superb location.