

**13 Moule Avenue, Balwyn North, Vic 3104**



**House For Sale**

Tuesday, 23 April 2024

13 Moule Avenue, Balwyn North, Vic 3104

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



**Martin Wang**

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## Contact Agent

Stunning modern low-maintenance oasis, with unique features including:- Walking distance to excellent public schools- Own-title - no Owners Corporation- Private fully-decked backyard- Spacious front garden- Fully renovated and freshly painted- Brand-new instantaneous hot water system with a 25-year guarantee- Convenient public transport and easy access to M3 to travel anywhere in Melbourne This is a quality double storey house to bring up a family, and perfect for entertaining family and friends with a welcoming open fireplace. Whip up a feast in the gleaming kitchen of white stone benchtops, European appliances, and a breakfast bar, overlooking the meals and cosy family room filled with sunlight that flows across the low maintenance fully-fenced and decked courtyard. Upstairs is the master bedroom with walk-in-robos and a smart ensuite. Two further double bedrooms with built-in-robos are serviced by a modern family bathroom with a skylight and spa. The home stands alone on its own title with no Owners Corporation. Located only minutes away from local restaurants and shops at Balwyn East Shopping Centre, public transport, parklands, walking and riding trails, and kindergartens. Also within walking distance is Greythorn Primary School as well as other extracurricular activities.