

**13 Western Way, Mooroolbark, Vic 3138**



**House For Sale**

Saturday, 13 January 2024

13 Western Way, Mooroolbark, Vic 3138

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 862 m2**

**Type: House**



Matthew Jinks  
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David Stewart  
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**\$850,000 - \$920,000**

AUCTION: THURSDAY 1ST OF FEBRUARY AT 6:30PM (unless sold prior). Delivering peace and privacy with an emphasis on entertaining, this absolutely stunning residence encourages fun, relaxation and year-round entertaining with multiple living zones, private alfresco dining and a brilliant backyard. Instantly attractive, the home takes pride in its appearance with a neatly rendered façade, enhanced by an exposed aggregate driveway and professionally landscaped and irrigated front garden. Imbued with the rich tones of polished floorboards and embellished with trendy plantation shutters, the L-shaped lounge and dining room is ideal for those who love to entertain and connects through to the kitchen that's equipped with waterfall stone benchtops, Smeg appliances (upright gas oven/stove and dishwasher), walk-in pantry plus breakfast bench. Perfect for relaxing at home, the adjacent family room is wonderfully spacious and connects through to the rumpus that's just waiting for friends and family to gather and celebrate, with servery windows linking through to both the kitchen and alfresco entertaining zone, while children will enjoy running amok in the beautiful backyard. Four bedrooms fulfil the family's accommodation needs and include a master bedroom with built-in robes, polished floorboards, plantation shutters and ensuite. Whereas, the three remaining bedrooms feature built-in robes, carpeting and plantation shutters, and are serviced by a family bathroom adorned with floor-to-ceiling tiles, stone vanity, freestanding tub and rainfall-effect shower, along with a separate toilet and full-sized laundry. Finishing touches include gas ducted heating, evaporative cooling, security screen doors, workshop/shed plus a double carport. Ready for you to move in with nothing more to do, steps from Highpoint Avenue Playground and within walking distance to buses, Bimbadeen Heights Primary School, Manchester Primary School, Rolling Hills Primary School and Mooroolbark College, Chirnside Park Shopping Centre and new homemaker complex, Mooroolbark shops, restaurants and Reading Cinemas.