

**131 Rowans Road, Moorabbin, Vic 3189**



**House For Sale**

Thursday, 25 January 2024

131 Rowans Road, Moorabbin, Vic 3189

**Bedrooms: 4**

**Bathrooms: 3**

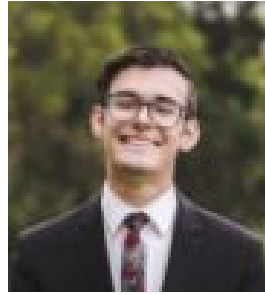
**Parkings: 2**

**Area: 347 m2**

**Type: House**



Angela Limanis  
0414664374



Thomas French  
0415558101

**\$1,400,000-\$1,500,000**

Offering as much in terms of lifestyle as it does in comfort, enjoyment, and convenience, this impressive executive residence, just a few years old, exudes warmth, style and flair from the moment you step inside. But it's not just within the peaceful confines of these walls that sets it apart from the crowd - the resort-style outdoor area is pretty spectacular, too! Set in a popular, family-focused pocket, just doors from St Catherine's Primary and Bruthen Street Kinder, 400m to Southmoor Primary, 150m to the local Little Athletics club, cricket oval and Bricker Reserve Park. Walk to RSEA Park, close to Moorabbin station, countless nearby shops and amenities (Southland), Holmesglen Private Hospital - the list goes on and on. On a 346sqm (approx) corner block, this north-facing residence showcases an incredible outdoor arena. Inspired landscaped gardens, high-wall privacy and a decked alfresco with fitted cafe blinds and a built-in BBQ, wrapping around to an in-ground swim spa off the master suite! Contemporary, black and white exteriors inviting you into sunlit, open and up-to-the-minute interiors with a long list of premium inclusions and fittings. Master suites on each level and seamless indoor-outdoor entertaining, perfect for today's busy lifestyle. Immaculately presented with stunning timber floorboards lining the lower level, large windows/doors, zoned ducted heating and refrigerated cooling, ducted vacuuming, a rainwater tank, security system, solar panels and an oversized remote garage/workshop with internal access. A flexible, accommodating floor plan combining 4 large bedrooms and 3 lavish bathrooms plus a downstairs 4th toilet and laundry - the family bathroom with a freestanding bath. TWO impressive master suites with walk-in robes and ensuites - the ground-level master opening to the swim spa, ready for late-night wind-downs with a glass of sparkly. Spacious open plan living and dining adjoining an exquisite kitchen with white stone waterfall benchtops, SMEG cooking appliances and dishwasher and boundless soft-close storage. Step out through a wall of sliding glass doors to the fully decked alfresco, complete with a state-of-the-art BBQ & fridge, and fitted cafe screens beside the swim spa. PLEASE NOTE: \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\* Photo ID required at all open for inspections