

**14A Royal Avenue, Mooroolbark, Vic 3138**



**House For Sale**

Tuesday, 7 May 2024

**14A Royal Avenue, Mooroolbark, Vic 3138**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$850,000 - \$935,000**

Providing peace, privacy and proximity to essential conveniences, this stylish residence is perfectly formed and positioned for effortless modern living. Stunning hardwood floorboards welcome you within the light-immersed residence, introduced by an expansive living and dining area. The large integrated kitchen is designed and equipped for easy meal preparation and socialising, hosting a complete set of Bosch appliances, tiled splashbacks, stone benches and a breakfast island. A sliding door connects this area with the outdoors. There, a partially covered deck with a ceiling fan, lighting and sweeping views across to the Mount Dandenong Ranges, offers a superb setting for entertaining. The surrounding landscaped gardens, which are fabulously low maintenance, enhance the outdoor experience. For sleep and bathing, three spacious, softly carpeted bedrooms with built-in wardrobes are serviced by two chicly-appointed bathrooms. This includes the separately placed front master suite, which boasts a walk-in wardrobe and an ensuite. Further complementary features include a full-size laundry with storage, split system heating/air conditioning, solar roof panels, double glazed windows, a linen press cupboard, a water tank and a remote double garage with internal access. Boosted by an ultra-convenient location, the home is situated within a short stroll to parks, Brushy Creek Trail, and Mooroolbark's vibrant hub with train station, bus terminus, speciality stores, cafes, restaurants, Coles supermarket, schools, community and medical centres. Brought to you by Vendor Marketing – Melbourne's most qualified vendor advocates – [vendormarketing.com.au](http://vendormarketing.com.au). Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.