

**22 Longfellow Avenue, Mooroolbark, Vic 3138**



**Sold House**

Friday, 18 August 2023

22 Longfellow Avenue, Mooroolbark, Vic 3138

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 862 m<sup>2</sup>**

**Type: House**

**\$770,000**

Pleasantly resting opposite Mooroolbark Heights Reserve, this home on approximately 862sqm emerges as a prime proposition for family buyers or investors. Boasting great potential for enhancement, extension, crafting a dream home or a couple of new units (STCA), this property holds immense promise. A terrific suburban position places sports and play grounds, Brushy Creek Trail, bus stops and strip shops within walking distance. Only a few minutes further to Pembroke and Mooroolbark East Primary Schools, Yarra Hills and Billanook Collages, Mooroolbark shops, eateries and train station.- A covered deck and verandah front the home, providing an ideal vantage point of the reserve over the road- Ready to be relished or remodelled by its next occupants, it flaunts a mixture of traditional and modern features that inject charm and comfort- A spacious lounge and dining room with an ornamental fireplace is the first room you will find and has a seamless flow to outside- A functional kitchen with connecting family area allows for easy interaction with family and guests, as well as effective multitasking with children- There are three bedrooms with sliding built-in wardrobes for a peaceful night's rest- The bedrooms are serviced by a family bathroom and a laundry with toilet access- Outside, the child and pet friendly backyard is simply enormous. It has flourishing lemon and grapefruit trees, a storage shed and clothesline- An impressively-sized covered deck overlooks the backyard, perfect for all-seasons entertaining- Ducted heating and one split system air conditioner ensure the home is always kept at the right temperature - A double carport allows you to shelter your cars from the elementsDisclaimer: please note that the fireplace shown in the lounge photo is an ornamental only.