

**23a Sheldon Avenue, Mooroolbark, Vic 3138**

**House For Sale**

Thursday, 26 October 2023

**Professionals**

23a Sheldon Avenue, Mooroolbark, Vic 3138

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 532 m2**

**Type: House**



Aleisha Eadon  
0484580959



Greg Earney

**\$740,000 - \$780,000**

With a real sense of space and privacy, this three bedroom haven offers a host of benefits including separate home office space, workshop and rumpus room. Relishing a secluded rear position on own title, the home is set on a 532m<sup>2</sup> (approx.) block within easy reach of central Mooroolbark, local shops and schools. The three bedroom layout includes semi open plan lounge, adjacent dining space and neatly appointed kitchen. Extending from the dining space and offering wonderful indoor-outdoor living and entertaining, a large alfresco deck enjoys a lovely outlook across the treed neighbourhood. A good size, the backyard offers scope to garden if you desire with room for a veggie patch along with neat garden beds, lawn area and garden shed. Three robed bedrooms include master with walk in robe and semi ensuite bathroom, separate toilet plus laundry off the kitchen. A fully lined office and workshop are set at the rear of a double garage that has been converted to a rumpus room plus parking space (could be returned to double garage), all with split system heater/air conditioners. This gem of a home also features as new oven and extensive storage including pantry cupboard, ducted heating, split system air conditioner and ceiling fans. Offering the ideal floorplan to provide the perfect first home, single level downsizer or investment opportunity close to every convenience.