

**3/11 Verbena Street, Mordialloc, Vic 3195**



**Townhouse For Sale**

Wednesday, 17 January 2024

3/11 Verbena Street, Mordialloc, Vic 3195

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 241 m2**

**Type: Townhouse**



Greg Brydon  
0431799938



Gordon McLeod  
0422462539

## **\$800,000 to \$880,000**

Discover the ease of low maintenance living in this sunlit 3-bedroom unit, strategically nestled in vibrant Mordialloc. Every detail of this residence has been meticulously crafted to provide an unparalleled lifestyle experience. Step inside the expansive floor plan, featuring 3 generously sized bedrooms. The master bedroom not only boasts a walk-in robe but also an ensuite for your ultimate convenience. The additional 2 bedrooms share a central bathroom and separate toilet, ensuring both style and functionality. Entertain effortlessly in the open-plan lounge, kitchen, and dining area that provides space for the growing family. Slide open the doors to reveal the back deck, equipped with its own electric shade, seamlessly connecting indoor and outdoor spaces. The light-filled kitchen is a chef's dream, featuring a gas cooktop, oven, dishwasher, and ample cupboard space. This residence is not just a house, it really feels like a home. Year-round comfort is taken care of with ducted heating and split system cooling. The low-maintenance spacious yard and convenient access to the oversized single garage complete the perfect picture. Strategically located near Parkdale Secondary College, Parktone Primary School, an array of shops, and public transport options, this unit offers easy access to Woodlands Golf Course and the pristine Mordialloc beach. Embrace a lifestyle where convenience meets luxury, and every detail enhances your daily living experience. Welcome to your new home. 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