

3/94 Brice Avenue, Mooroolbark, Vic 3138



Townhouse For Sale

Monday, 18 March 2024

3/94 Brice Avenue, Mooroolbark, Vic 3138

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



Ash Thompson
0401205320



Alan Hodges
0402767200

\$590,000 - \$640,000

Impeccably presented and awash with natural light throughout, this stylish contemporary home is peacefully secluded towards the rear of a boutique enclave of quality townhouses. Situated directly opposite lush Brushy Creek Trail and Red Earth Community Park and Playground, and just a short 400m stroll from Mooroolbark Station and the Mooroolbark shopping and café precinct, the home is also moments from Bimbadeen Heights Primary School, Yarra Hills Secondary College and Billanook College. On the main central level, an expansive open plan living and dining area flows out to a sunny private balcony, creating an enviable layout for effortless outdoor dining and entertaining. An impressive contemporary kitchen comprises stone benchtops, subway-tiled feature splashbacks, ample soft close cabinetry, and quality appliances including a dishwasher, electric oven and gas cooktop. Privately elevated on the top floor, two light-filled bedrooms each feature luxe ensuite bathrooms with floor-to-ceiling tiling, stone vanities and large showers, with the main bedroom also offering a full-fitted walk-in wardrobe. Recessed on the ground floor, a generous study space is ideally situated for those working from home, enjoying a peaceful garden outlook and set alongside a full bathroom with floor-to-ceiling tiling and a stone vanity. The home also offers an additional guest powder room on the main level. Boasting elegant wide floating timber floors, split system air conditioning in all rooms, excellent inbuilt storage across all three levels, a Euro laundry, roller blinds, an alarm system and a large water tank, the home also includes a single remote lock-up garage with convenient internal access. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.