

# 3 Moorakyne Place, Mitcham, Vic 3132



## Sold House

Monday, 22 January 2024

3 Moorakyne Place, Mitcham, Vic 3132

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 531 m2

Type: House



Tynan Carr  
0423466695



John Stack  
0402443312

## Contact agent

Auction Live Streaming via GAVL. Jellis Craig clients have the opportunity to watch live property auctions. Register through [www.gavl.com.au](http://www.gavl.com.au) and follow the property link: <https://x5u9a.app.goo.gl/QxUa> Please download the free GAVL app. Showcasing inimitable contemporary design across two expansive levels, this exceptional residence promises an enviably impressive lifestyle for effortless year-round entertaining. Boasting a soaring double height atrium ceiling and an elevated alfresco area overlooking lush Yarran Dheran bushland, the home features quality custom finishes with impeccable attention to detail. Poised high above the street amidst established landscaped gardens, generous open plan interiors create an inviting sense of space and light throughout. At the entry, a formal living and dining room is ideally laid out for hosting guests. A spacious separate open plan family room and dining area is set at the rear, featuring sleek inbuilt cabinetry, a wall mounted gas log fireplace, and a full wall of north facing floor-to-ceiling windows. Flowing out from the main living area to seamlessly integrate the indoor and outdoor spaces, glass stacker doors lead to an alfresco entertaining area with heating panels and ceiling fans, offering tranquil uninterrupted views across native parkland. The secure backyard also includes two artificial terraced lawns framed by verdant garden borders, plus a salt chlorinated / solar heated swimming pool flanked by a sundrenched granite deck. A showpiece contemporary kitchen comprises an oversized island breakfast bar, abundant soft-close cabinetry, a chic smoked mirror splashback, a large walk-in pantry with airy open shelving, and a full suite of premium Smeg appliances including a fully integrated dishwasher, a stainless steel double oven and grill, and a five burner gas cooktop. Elevated on the upper level, finished with gleaming American oak hardwood flooring, a substantial retreat offers further space for harmonious family living. An impressively proportioned master suite includes a lavish fully-fitted walk-in wardrobe, and a luxe ensuite with a double vanity, a recessed cistern toilet, and a walk-in frameless glass waterfall shower. Two additional bedrooms are each equipped with mirrored built-in wardrobes, and are set alongside a fully tiled central bathroom with a freestanding soaker bathtub. On the ground floor, a large office is positioned at the entry, ideal for those working from home. The main floor also includes a fully tiled guest powder room, and a laundry with excellent storage and drying cupboard. Featuring zoned ducted refrigerated air conditioning and heating, striking poured concrete benchtops and vanities in the kitchen / bathrooms / laundry, video intercom entry, extensive inbuilt storage including a walk-in storeroom, an alarm system, data points to all rooms and stylish pendant lighting, the home also includes an under-house gym. A double lock-up garage offers convenient internal entry, and is complemented by an additional oversized single lock-up garage with a toilet and rear plumbed workshop, a single carport, and ample secure off-street parking with space for a boat, caravan or trailer. Superbly situated mere metres from Yarran Dheran Nature Reserve, and within easy walking distance of an array of leafy local parks and playgrounds, the home is also moments from Mullum Mullum Creek Trail, Eastlink Trail, Mitcham Station, Mitcham Village shopping, Eastland and quality local schools, with both the city and peninsula easily accessible via the nearby Eastern Freeway.