

**36A Kipling Avenue, Mooroolbark, Vic 3138**

**McGrath**

**House For Rent**

Thursday, 11 April 2024

36A Kipling Avenue, Mooroolbark, Vic 3138

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 482 m2**

**Type: House**



Max Murphy  
0419997448

**\$650 per week**

This expansive single-story home provides a comfortable and contemporary living experience on a substantial 482sqm (approx.) plot. Nestled discreetly behind another property, it provides tranquillity, seclusion, and superb convenience; within strolling distance of buses, walking trails, Red Earth Park, Mooroolbark Train Station, local amenities, and eateries. Merely moments away are Saint Peter Julian Eymard and Mooroolbark East Primary Schools, as well as Billanook and Yarra Hills Colleges.- A welcoming entrance leads you into a bright open lounge area- The adjacent dining area opens up onto a spacious covered pergola- Expansive grassed backyard offers ample space for children and pets to play- Well-appointed kitchen with sleek stainless steel appliances and glossy cabinetry- Remote-controlled double garage provides internal and rear roller door access- Additional off-street parking spot available- Three bedrooms feature built-in robes and share a central bathroom- The sizable master bedroom includes an ensuite and walk-in wardrobe- Separate laundry and additional washroom- Linen cupboard and rainwater tank storage- Ducted heating, split system cooling, and ceiling fans ensure year-round comfort