

**37 Cambridge Road, Mooroolbark, Vic 3138**



**Sold Townhouse**

Thursday, 5 October 2023

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**Bedrooms: 2**

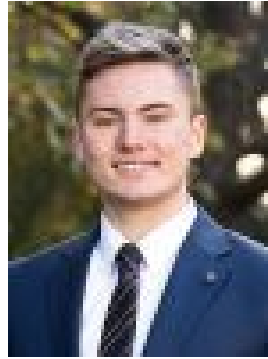
**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



James Lingwood  
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Rhett Butler  
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**\$485,000**

Distinguished by its own street address and convenient road-front position, this double storey residence on approximately 80sqm is the definition of modern, low maintenance living. Moments from everything the vibrant hub of Mooroolbark has to offer, it is situated within walking distance to bus stops, parks, trails, Mooroolbark Train Station, the popular shops, cafes and restaurants along Manchester Road and Brice Avenue, Mooroolbark Library, community and medical facilities. Only a short drive to childcare centres, kindergartens, schools and Chirnside Park Shopping Centre.- A small gated garden fronts the residence, offering an extra layer of security- Inside, a comfortable floorplan is revealed, complemented by sleek tiles, soft carpet, LED downlights and block-out blinds with privacy screens- Tall ceilings and terrific storage highlight the first room you'll find, being the combined kitchen and meals area with stainless steel appliances and Caesarstone benches- A cosy, light-immersed living area rests at the rear of the residence and opens to a sunbathed balcony- Upstairs, you'll discover two bedrooms with sliding built-in wardrobes- One of the bedrooms has a study nook and an en suite bathroom- The other bedroom rests alongside a second bathroom- A European laundry is cleverly placed for optimal space-saving and there is a wash closet with a basin for convenience- One wall heater and one split system air conditioner are included in the residence to keep it at a comfortable temperature- A remote single garage with internal access and a rear storage crevice supplies secure parking