

4 Kingston Way, Mooroolbark, Vic 3138

FLETCHERS

House For Sale

Thursday, 13 June 2024

4 Kingston Way, Mooroolbark, Vic 3138

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 689 m2

Type: House



Daniel Bolton
0388143688



Paul Beagley
0424185344

\$1,150,000 - \$1,250,000

Proudly poised in the popular Blue Ridge Estate, this sprawling family home will be worshipped for its flexible floorplan, private, low maintenance gardens and fabulous location that reaches buses, reserves, Mooroolbark East Primary School and Billanook College on foot. A double door entrance with mosaic feature tiles welcomes you inside, where you will discover four large living zones spread over two well-configured levels. Comprising a lounge, billiards room, upper-level rumpus plus an open family/dining domain that is centred by a modern stainless steel and Caesar stone equipped kitchen complete with glass splashbacks, a 900mm duel fuel cooker and dishwasher. Luring you outside with its towering hedges, covered/lit alfresco and open barbeque area, the landscaped backyard is a private, low maintenance oasis where you can enjoy year-round entertaining. Completing the lower level, is the inclusion of a study, powder room plus a storage-equipped laundry. Upstairs, four robed bedrooms are accompanied by a contemporary bathroom and separate toilet. The deluxe master boasting a walk-in wardrobe, spa en-suite plus double doors onto its own personal balcony. Enriched for comfort and convenience, it includes: ducted heating, vacuum and evaporative cooling, Ethernet ports in most rooms, plantation shutters and privacy blinds plus an internal-access remote triple garage with rear roll-through to park an extra car, trailer or leisure vehicle. All of this, in a family-focused neighbourhood that reaches Mooroolbark Train Station and shops within minutes.* Sprawling 4-bedroom plus study home in the Blue Ridge Estate* 4 spacious living zones to stretch out and relax* Modern kitchen with stainless steel appliances and Caesar stone benches* Landscaped, low maintenance backyard featuring covered and open entertaining areas* Ducted heating, vacuum and evaporative cooling* Internal-access remote triple garage with rear roll-through* Ethernet ports in most rooms, plantation shutters and privacy blinds* Located within walking distance to buses, reserves, Mooroolbark East Primary School and Billanook College. A short commute to Mooroolbark Train Station and shops Disclaimer: While all care has been taken by Fletchers Maroondah and its third party providers to ensure all information above is true and correct, Fletchers Maroondah and its third party providers are not responsible for, and expressly disclaim all liability for, damages of any kind arising out of the use, reference to, or reliance on any information contained within the above property description. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Fletchers Maroondah will not be liable for any loss resulting from any action or decision by you in reliance on the information.