

**40 Matilda Road, Moorabbin, Vic 3189**

**buxton**

**House For Sale**

Thursday, 25 January 2024

40 Matilda Road, Moorabbin, Vic 3189

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Kylie Block  
0395639933



Craig Williamson  
0410464860

**\$1,200,000-\$1,250,000**

Nestled in an idyllic location on 592sqm (approx) with a vast 19.2m wide frontage, this impeccably maintained home offers both immediate comfort and an exciting array of possibilities. Brimming with charm and embraced by timber floors, immaculate 3 bedroom, 1 bathroom interiors provide a lounge, updated kitchen/meals area, ducted heating, spacious well-maintained garden and double garage. Whether you choose to move in and relish the cosy, single-level lifestyle, or lease the property for immediate returns, the potential is impressive. Alternatively, explore the option to add modern glam and extend existing spaces or redevelop (STCA). Positioned in a quiet but central locale with Southmoor Primary School around the corner, Bricker Reserve within 3 blocks, Highett's rail and retail strip within minutes and an easy commute to Southland. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.