

**42 Gwenda Avenue, Moorabbin, Vic 3189**



**Townhouse For Sale**

Tuesday, 11 June 2024

42 Gwenda Avenue, Moorabbin, Vic 3189

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Golan Flamm  
0410469876



Stuart Kelso  
0419886295

**\$950,000-\$1,045,000**

This modern residence combines a low-maintenance design with spacious comfort in an idyllic location opposite Moorabbin Reserve. Meticulously crafted to maximise every square metre, the home ensures that there's ample room for your family to grow and thrive. As you step inside, you'll be greeted by an expansive open-plan living and dining room connecting to an entertainer's kitchen appointed with stone benchtops, a wide oven, and gas cooktop. The light grey subway tile splashbacks complement the grey accents on the breakfast bar, creating a cohesive look. The solid Vic Ash timber-floored lower level also includes a comfortable bedroom conveniently positioned next to a bathroom, as well as a laundry with an abundance of storage and direct access to the single remote garage. Outdoor enjoyment is catered for with both a front garden and a side courtyard. Ascend the timber staircase to find a second living area with a space for a home-office set-up, soaring ceilings and large windows, amplifying the sense of space and natural light. The main bedroom features an ensuite bathroom, while two additional bedrooms share a central bathroom. One of these bedrooms, along with the living area, opens up to a partially covered balcony that showcases the parkside greenery across the road, providing a daily source of inspiration. Additional highlights include wall-mounted split-system air conditioners in every room, built-in robes in the bedrooms, and sleek showers with black rain showerheads and hand-held options in all three bathrooms. The home's location is equally impressive, offering easy access to a wide range of amenities. From Moorabbin Primary School and Bentleigh Secondary College to Moorabbin Station, Woolworths, Highett and Bentleigh Shopping Centres, Southland, and the RSEA Park Sports Complex, everything you need is within reach.