

**46 Taylor Road, Mooroolbark, Vic 3138**



**House For Sale**

Tuesday, 14 May 2024

46 Taylor Road, Mooroolbark, Vic 3138

**Bedrooms: 3**

**Bathrooms: 1**

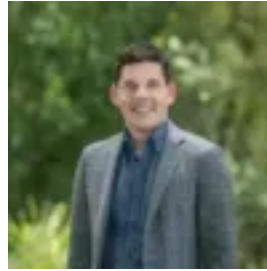
**Parkings: 2**

**Area: 423 m2**

**Type: House**



Ash Thompson  
0398706211



Jacob McGlinchey  
0398706211

**\$650,000 - \$715,000**

Showcasing impeccably styled interiors with quality contemporary finishes, this inviting single level brick home presents an exceptional opportunity for impressive family living and entertaining. Boasting two separate outdoor spaces, the home is privately secluded amidst lush established hedges, landscaped low maintenance gardens and a manicured family-friendly lawn. Positioned in a peaceful neighbourhood just a stroll from Red Earth Community Park, buses, Brushy Creek Trail, Carrum-Warburton Trail and Mooroolbark East Primary School, the home is also within walking distance of Mooroolbark Station, Mooroolbark Terrace shopping and Yarra Hills Secondary College. Lillydale Lake is just a short drive away, with Chirnside Park Shopping Centre also close by. Filled with natural light, the open plan living and dining area features gleaming hardwood flooring and stylish pendant lighting. An impressively spacious kitchen includes ample storage space and quality appliances with a Smeg dishwasher, a gas cooktop, and a Bosch wall oven. Enjoying a sundrenched north facing orientation, the private and secure front yard features a generous lawn framed by several Japanese maples offering vibrant seasonal colour, with a charming weatherboard cubby house ideal for children's play. At the rear, a separate timber deck and pergola overlooks a second lawn, superbly laid out for relaxed outdoor entertaining. Three large bedrooms are each equipped with built-in wardrobes, and are set alongside a contemporary bathroom with a stone vanity, a semi-frameless glass shower, a separate bathtub, and a separate W/C. Featuring gas ducted heating, evaporative cooling, security screen doors, a full laundry with direct outdoor access, under-house storage and a lock-up shed, the home also includes a tandem carport. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.