

**6/33A Brownfield Street, Mordialloc, Vic 3195**



**Sold Unit**

Friday, 29 March 2024

6/33A Brownfield Street, Mordialloc, Vic 3195

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Lilly Clarke

0418585835

**\$325,000**

Conveniently nestled near Mordialloc's lively Warren Road shops and just moments away from Main Street, this charming 1-bedroom unit offers a liveable layout, ensuring both practicality and comfort within a tightly held complex of six units. Upon entry, a combined bathroom and laundry space enhance functionality and convenience, while the bedroom boasts built-in robes and floods of natural light for a tranquil ambiance, complemented by contemporary flooring throughout. The thoughtfully designed kitchen, complete with an electric cooktop, invites culinary exploration amidst the serene surroundings. Step onto the front-facing quaint balcony from the living area to enjoy serene treetop views-an ideal spot for a morning coffee or tea amid nature's melodies. With split-system air conditioning and heating, year-round comfort is assured. Ideal for savvy investors, this unit's proximity to public transport, Parkdale Secondary College, and local eateries and amenities presents an enticing rental opportunity, perfect for investors looking to capitalize on urban convenience with a touch of suburban charm.