

**6A Park Street, Mordialloc, Vic 3195**

**buxton**

**House For Sale**

Wednesday, 12 June 2024

6A Park Street, Mordialloc, Vic 3195

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Area: 61 m2**

**Type: House**



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## **Auction @11:30AM This Sun.**

This architecturally designed three-storey townhouse offers an exceptional beachside location and is just a one-minute walk to Mordialloc Train Station. It is a three-minute walk to Mordialloc Beach Primary School and within the catchment for Parkdale Secondary College. The property is within a 5-10 minute walk from local cafes, restaurants, retail shops, parks, playgrounds and the idyllic beaches and coastline of Mordialloc. The 705 and 708 bus stops are just out the front, enhancing convenience. The townhouse boasts modern construction materials, including light sandy brick veneer and painted concrete render in contrasting tones of Moroccan sand and charcoal grey. Ornamental painted timber highlights and neat hedges frame the block, adding to its aesthetic appeal. Communal gardens and a BBQ picnic space provide a relaxing environment. As the last townhouse in the row, it enjoys no neighbours to the South and adjoins a quiet reserve. Set across three levels, high square set ceilings, natural light throughout and modern LED downlights enhance the spacious vibe. The laneway access leads to a ground-floor oversized single lock-up garage. The open-plan living and dining area is accentuated by a balcony and full-height glass sliding doors, creating a bright and airy atmosphere. Stunning timber-look floating floorboards and roller blinds add to the modern design, while floating timber tread staircases with LED sidelights punctuate the luxe aesthetic. The entertainer's kitchen exudes pure opulence with 60mm dark marble-look stone countertops, a double bowl undermount sink with a gooseneck mixer and LED strip backlighting. Abundant storage space and open display shelves, along with a breakfast bar dining table extension, make this kitchen functional and immensely stylish. The kitchen boasts a 600mm electric oven, a gas cooktop and a dishwasher. The air-conditioned master bedroom features a private balcony, premium carpet and an ensuite. All three bedrooms enjoy built-in robe storage. The bathrooms are luxuriously appointed with terrazzo stone feature walls, full-height wall tiles, LED strip lighting and stone-top vanity units. The main bathroom's fully frameless shower is double width, adding to the luxurious feel.

**Property specifications**

- Three bedrooms, open-plan living and dining, private balcony to master bedroom
- Modern construction materials, neat hedges, communal gardens, and BBQ space
- Modern inclusions: AC to main living space, LED downlights, floating timber tread staircases
- Oversized single lock-up garage with laneway access
- Prime beachside location close to schools, train station, cafes, restaurants, beaches