

**7A Maude Street, Murrumbeena, Vic 3163**



**House For Sale**

Friday, 17 November 2023

**7A Maude Street, Murrumbeena, Vic 3163**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Ryan Newbond  
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Cedric Newbond  
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## **\$1,100,000 - \$1,200,000**

Stretching right back to reach a glorious garden sanctuary, this single level home feels simply special the moment you walk in. Unfurling to offer surprisingly spacious accommodation, it is an appealing setting that will call out to a range of buyers. Immaculately maintained and perfectly presented, there are high ceilings through the flowing layout which comprises three superb bedrooms all with ample fitted wardrobes - the oversized master boasting a sparkling ensuite. A bright bathroom and separate WC are set between the two remaining bedrooms while further on a peaceful sitting room steps down to reveal the fabulous entertaining zone at the rear. Here the large kitchen offers quality appliances and looks out across the meals and living room, but it is the alfresco deck embraced by a towering hedge that is a real dream, a lofty pergola making it perfect for year-round use. Ducted heating and split system cooling are added highlights along with a laundry with yard access, a garden shed and carport parking. Less than 15 minutes on foot to the station and well-served by bus routes for an easy trip to Chadstone, this popular pocket is close to parks & recreation and within easy reach of arterials for your daily commute.