

**88 Kipling Avenue, Mooroolbark, Vic 3138**

**Professionals**

**Sold House**

Friday, 8 September 2023

88 Kipling Avenue, Mooroolbark, Vic 3138

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 900 m2**

**Type: House**



Jim Dunkley  
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Steven Powell  
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**\$794,888**

This one owner home has been lovingly cared for delivering a neat and tidy three bedroom layout on a good size block that will make a great first home with the option of land banking or developing now or at some later date (STCA). Set in a quiet Mooroolbark street close to local shops, schools, reserves and walking track, this inviting and immaculately presented home is nestled on a sizable 900m<sup>2</sup> (approx.) block with lush view across the backyard and leafy neighbourhood beyond. A traditional three bedroom floorplan delivers three good size bedrooms (two with built in robes), formal lounge with some nice character detail in the slate fireplace with heater and decorative cornice, kitchen/dining room, laundry and large bathroom, all updated some years ago. A large rear deck offers a delightful spot to sit and enjoy the lovely old fashioned garden and view beyond with plenty of space to potter. Additional features include air conditioner and enclosed single carport. Peacefully and privately located within walk of Mooroolbark town centre, Gray Court Pre-school, Pembroke and Mooroolbark East Primary and Billanook College.