

**88 Rowans Road, Moorabbin, Vic 3189**

**House For Sale**

Tuesday, 28 November 2023

woodards 

88 Rowans Road, Moorabbin, Vic 3189

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 568 m2**

**Type: House**



Ryan Counihan  
0402188519



Tony Cinque  
0413873725

## **Private Sale \$1,080,000 - \$1,180,000**

Experience the quintessence of luxury family living in this beautifully renovated, single level haven, where contemporary comfort combines with effortless elegance. The home, designed with a focus on the family and entertaining, features a spacious, sky-lit living room with a gas fireplace. Double doors lead into a dining area, complete with built-in cabinetry, flowing into a family/meals zone. The centrepiece is a modern gourmet kitchen, showcasing sleek cabinetry, stone benchtops, a wall oven with grill, a 900mm gas cooktop, a dishwasher, and a central island bench/breakfast bar equipped with a cleverly integrated pop-up electronic device station, complete with power outlets and USB inputs. Sliding doors reveal a serene backyard oasis where a permanent umbrella provides perfect shade for when relaxing on the generous deck and admiring the meticulously landscaped garden. The main bedroom serves as a private sanctuary, offering walk-in robes and an ensuite bathroom. Accompanying this are two additional bedrooms, each with built-in robes, and sharing a well-appointed family bathroom with customised temperature control for added convenience. This home is brimming with extras, including hydronic heating, evaporative cooling, a 4kw solar system, individual hot water services for each bathroom, and a rainwater tank. For the little ones, a playhouse awaits in the garden. Original polished floorboards blend with new carpets, a large powered shed adds practicality, and an electric gate leads to secure off-street parking. Located in the catchment zones for Southmoor Primary School and Cheltenham Secondary College, the home is also close to Highbury Station, Highbury and Southland Shopping Centres, and the Bricker Reserve. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.