

**8A Bellara Drive, Mooroolbark, Vic 3138**

woodards 

**Townhouse For Sale**

Saturday, 9 December 2023

8A Bellara Drive, Mooroolbark, Vic 3138

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$890,000 - \$960,000**

A bespoke creation of impeccable style and integrity, poised on its own title with a private driveway, this brand-new residence was designed for uncompromised modern living. Exuding quality from the outset, its surprisingly large interior is adorned with premium flooring, over-height ceilings with square-set cornices, double-glazed windows, LED lighting, upmarket tapware and Caesarstone countertops. Three separate zones set the home apart from others in its class, beginning with a spacious lounge room and a gourmet chef's kitchen with an incorporated dining area. Flaunting a high-end fit-out, the kitchen hosts a full suite of black Westinghouse appliances (including a pyrolytic oven), soft-close cabinetry, a garden window, tiled splashbacks, a breakfast island plus a multi-use walk-in pantry and laundry with two double-door cupboards and extensive shelving. Sliding stacker doors from the dining area supply a seamless indoor-outdoor entertaining experience, where a covered under-roofline Merbau deck with lighting is immersed amidst private, fully landscaped gardens. A powder room services the ground floor of the home, which is also advantageously graced by a master suite with a walk-in wardrobe and a twin-basin ensuite that features a double-size shower with twin heads and an extra-long niche. Making your way up the gorgeous American Oak staircase with artesian-crafted wrought iron balustrade, you'll discover a light-lavished retreat that can be converted into a suite for visiting guests, accompanied by a dedicated study nook with NBN connection, that is a private space to complete work. Two additional bedrooms with sliding built-in wardrobes reside on this floor of the home, along with a communal bathroom with a shower, bathtub, vanity and a separate toilet. Further fine features that complement the home include: ducted heating, split system air conditioning, exterior sensor lighting, a 2,000-litre water tank with a pump plus a remote double garage with internal access. At A Glance: - 3 bed | 2 bath | 2 car - Spacious lounge and adjoining dining area - Retreat and dedicated study nook - Chef's kitchen with a high-end fit-out - Ground floor master suite - Fully landscaped gardens - Extensive Merbau decking including a covered alfresco - Ducted heating and split system air conditioning - Remote double garage with internal access - 2,000-litre water tank with a pump You'll Love: This home's convenient location, where you can walk to bus stops, parks, the Corner Milk Bar, Brushy Creek Trail, Manchester Primary School, Mooroolbark College, Croydon North Village, Mooroolbark shops and train station. Or reach Chirnside Park Shopping Centre, entertainment precincts and private secondary colleges such as Billanook and Oxley within a few minutes commute. 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.