

**9/17 Collocott Street, Mordialloc, Vic 3195**



**Sold Townhouse**

Saturday, 9 March 2024

9/17 Collocott Street, Mordialloc, Vic 3195

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Simon Wendt  
0395833246

**\$1,000,000**

**\*\*Sold by Simon Wendt 0407 040 706\*\***A family sized surprise, this superb 3 bedroom + study 2.5 bathroom town residence has all the family desires in an uber low maintenance package. In this lovely townhouse community with direct access from your private basement double garage, this modern haven enjoys a tiled entry foyer opening into the genuine study (mirrored robes), a sought after downstairs main bedroom with walk in robe and polished ensuite; a fabulous open plan living and dining area with contemporary kitchen (stainless steel appliances), spacious laundry and guest powder room. Upstairs has the all-important 2nd living area, plus 2 generous robed bedrooms for the kids, a spotless bathroom and powder room. The easy care rear garden provides space for you to entertain and secure fencing for the kids to run around freely. Bolstered by a massive basement storage room that's ideal for bikes, tools and machines, this quality home is complete with ducted heating and evaporative cooling. Metres to the Southland bus, an easy stroll to a choice of local cafes, wonderful parks and the Woodlands Golf Club, while a short walk to Mordialloc's Main Street for vibrant restaurants, essential shops and the city train with the beach beyond.