

# 9 Delmont Court, Mooroolbark, Vic 3138



## House For Sale

Tuesday, 9 April 2024

9 Delmont Court, Mooroolbark, Vic 3138

Bedrooms: 3

Bathrooms: 2

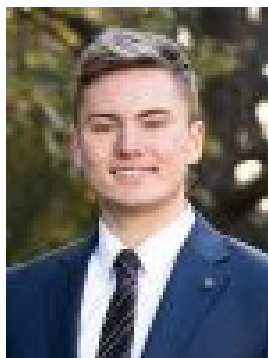
Parkings: 3

Area: 892 m2

Type: House



James Lingwood  
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Rhett Butler  
0459876397

**\$900,000 - \$990,000**

Whether it's enjoying breakfast on misty mornings, sipping drinks in the sun, or devouring dinner with loved ones, this renovated, garden-framed sanctuary offers the most tranquil setting for everyday living. In a bowl-of-a-court position, the home's peaceful and private placement will excite buyers seeking solace in a convenient suburban location. It boasts gate access into Brushy Creek Trail, and is within walking distance to reserves and bus services. Only a short drive to kindergartens, several primary schools, Yarra Hills and Billanook Secondary Colleges, Kilsyth, Montrose and Mooroolbark shops, Mooroolbark Train Station plus excellent community and recreational facilities.- Embraced by a gorgeous landscape, the home has been stylishly brought up to date, featuring a rendered facade and a modern interior with beautiful design features- A split-level floorplan is revealed within, accentuated by soaring cathedral ceilings and strategically placed windows that not only showcase the natural surrounds but also allow streams of light to filter throughout its spaces- The main level of the home comprises two zones, including a lounge and dining room with an open fireplace and a family meals area- The central kitchen flaunts a high-quality fit-out with clever storage solutions. It has an AEG induction cooktop and pyrolytic oven, a Miele dishwasher, soft-close drawers, motorised overhead cupboards, metallic glass splashbacks, stone benches and a breakfast bar- An L-shaped deck wraps around the rear of the home's main level, offering both sheltered and sunbathed alfresco spaces with the most magical treed vistas- The backyard below is a flourishing low maintenance sanctuary, with meandering pathways to stroll around and admire its beauty- A fitted-out under-house workshop can be accessed from the backyard, providing an abundance of storage- Back inside, the upper-level sleeping wing features three bedrooms with built-in wardrobes, along with a study/nursery adjoining the master suite. The master suite also has a walk-in wardrobe and a chic, well-lit en suite- The main bathroom matches the style of the en suite and is adjoined by a separate wash closet- Complementary extras include double glazed windows, solar roof panels, ducted heating, evaporative cooling, two ceiling fans, ducted vacuum, plentiful storage plus carport parking for three vehicles, ideal for those who have a boat or trailer