# 9 Grace Court, Mitcham, Vic 3132

## **JellisCraig**

### Sold House

Wednesday, 13 September 2023

### 9 Grace Court, Mitcham, Vic 3132

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 643 m2

Type: House



Miranda Bailey 0431535009



Andrew Luke 0419154064

#### \$1,335,000

Auction Live Streaming via GAVL.Jellis Craig clients have the opportunity to watch live property auctions.Register through www.gavl.com.au and follow the property link: https://x5u9a.app.goo.gl/XrXePlease download the free GAVL app.Enjoying exceptional peace and privacy at the head of a family-friendly court, this classic clinker brick home has been thoughtfully renovated and extended to offer a superb single level layout with a coveted north facing backyard. Positioned just a short stroll from Madison Boulevard Park, buses and Dagola Reserve Playground, the home is also within walking distance of popular Rangeview village shopping and Mount Pleasant Road Primary School. For effortless city access, EastLink and both Mitcham and Nunawading Stations are within easy reach, with Mitcham shopping, Brentford Square, Forest Hill Chase and Eastland also close by. Showcasing lofty ceilings, ornamental cornices and gleaming hardwood timber flooring, an expansive open plan living and dining area is bathed in abundant natural light via two quality Velux skylights. At the rear, the sundrenched north facing garden includes a spacious undercover alfresco area, an additional dining terrace, and a generous lawn framed by low maintenance leafy borders. The light-filled kitchen features good storage space and a stylish tiled splashback, with stainless steel appliances including an electric oven, gas cooktop, and a Bosch dishwasher. At the front of the home, the generously proportioned master bedroom includes a walk-in wardrobe and luxe skylit ensuite with floor-to-ceiling tiling and a frameless glass walk-in waterfall shower. Two additional bedrooms are each equipped with built-in wardrobes, and are complemented by a bright fully tiled central bathroom, plus a full laundry and a third guest W/C.Featuring gas ducted heating, split system air conditioning, security screen doors at front and rear, a large water tank with electric pump, and ample inbuilt storage space, the home also includes a lock-up garden shed and a remote double lock-up garage with exposed aggregate driveway.