

# 1 Magnolia Street, Mordialloc, Vic 3195



## House For Sale

Tuesday, 25 June 2024

1 Magnolia Street, Mordialloc, Vic 3195

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 623 m2

Type: House



Dean Bozunovic  
0359722335



Jake Kostrzewa  
0359722335

**\$1,350,000 - \$1,450,000**

Closing Date Sale Tuesday 23rd July 2024 at 6pm (unless sold prior) Directly opposite Keefer Reserve in a family friendly enclave close to schools and recreational facilities, and minutes to beaches and Mordialloc's vibrant town centre, this five-bedroom home with a choice of alfresco areas seamlessly combines spaciousness with lifestyle convenience. Sitting pretty on a corner allotment behind a turned post verandah and gabled roofline, the blonde brick home opens to a generous formal living and dining area with timber floors, while the rumpus room in the rear provides a superb complement to the junior quarters. Specifically designed and Ideally zoned to accommodate another family for those wanting to house the in-laws. The sleek kitchen boasts a breakfast peninsula and stainless-appliances including a wall mounted convection oven, gas cooktop, dishwasher and adjoining tiled dining area, allowing for fuss free meal prep or weekend entertaining. Dual sets of glass doors open directly to a central alfresco entertaining area beneath a pergola, while the second patio with a north facing aspect flows onto a lovely private garden with ample room with a swing set and trampoline for the kids. The comfort continues in the master bedroom with his and her walk in robes and a spa ensuite. A main bathroom with shower, tub and separate toilet, a study, ducted heating, evaporative cooling and a double garage are among a list of inclusions. Only 900 metres to Parktone Primary School, directly siding Parkdale Secondary College, 2 kilometres to the train station, surrounded by fabulous eateries and beaches, and around 30 minutes to Melbourne, this residence delivers a wonderful lifestyle with exciting scope to add your own style and contemporary touches over time. Contact Dean Bozunovic or Jake Kostrzewa today to discuss securing your very own slice of Paradise. We look forward to seeing you at our open for inspection.