

**15 Park Street, Mordialloc, Vic 3195**



**House For Sale**

Wednesday, 26 June 2024

**15 Park Street, Mordialloc, Vic 3195**

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



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**\$1,500,000 - \$1,575,000**

A single level home straight across from the Park Street Playground, Mordialloc Creek Reserve & picturesque walking track. This home boasts generous proportions throughout. A low-maintenance, contemporary classic built to entertain delivering ample appeal for a multitude of buyers. Beyond a private and unassuming facade, double doors welcome you to a wide entry where substantial dimensions are revealed. Step down to expansive open-plan living where the family comes together. Anchored by a home chef's kitchen, well-equipped with a 900mm gas stove & 900mm electric oven, in-built sink incinerator and vast, pendant lit island bench. Glass doors fold open to the poolside undercover alfresco for effortless entertaining. The guest bathroom is conveniently placed to jump straight into the shower after a refreshing swim. All bedrooms are double sized and boast plush carpets. Two with fitted robes share a luxurious, fully tiled bathroom with extra tall shower and the super-sized master enjoys a walk-in robe and stone ensuite with shower over bath. Orientated for peace and quiet, you are perfectly placed here for a relaxed lifestyle. Enjoy the walking tracks along the creek through the cosmopolitan Mordialloc Village for an abundance of restaurants, cafes, shops & the stunning beach & pier. The kids are sorted on foot with Mordialloc kindergarten over the road, St Brigid's Parish Primary around the corner and Mordialloc College a walk through the park. With sports, playgrounds and transport nearby. Embrace true Bayside style with Pompeis Landing Marina and boat launching facilities all within a few minutes walk. Highlights include: Heated pool, excellent built-in storage throughout, spacious laundry with outdoor access and fitted baskets for easy organization. Central heating and cooling, & a separate evaporative cooling system, alarm, ducted vacuum, solar panels and a water tank. Double car garage, oversized with a workbench and shelving, additional off-street parking and room for the boat. With no lawn to mow and plenty of space to entertain by the pool, this coveted coastal position promises an exceptional family lifestyle. For all enquiries please contact Katrina O'Brien 0411 626 394 Hodges Mentone.