

**36 Barkly Street, Mordialloc, Vic 3195**

**buxton**

**House For Sale**

Monday, 30 October 2023

36 Barkly Street, Mordialloc, Vic 3195

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Noel Susay  
0450069506



James Colyvan  
0409869209

**\$1,550,000 - \$1,600,000**

**\*\*EXPRESSIONS OF INTEREST CLOSING TUESDAY 21ST NOVEMBER AT 6.00PM (UNLESS SOLD PRIOR)\*\*** Discover your own Hamptons-style haven in one of the most desired parts of Mordialloc with this brand-new residence within moments of the town centre. Standing proud on a sundrenched landscaped corner, the home is irresistible from the road with its classic grey & white palette and picket-fenced garden, while the chic aesthetic continues with washed engineered oak floorboards flowing through the light-filled interiors. Featuring an open plan living and dining zone with stretches of north-facing glass looking out to the alfresco deck and securely fenced easy-care garden, entertainers will love the designer stone kitchen boasting an island bench and cool black appliances including a 900mm oven & cooktop along with masses of two pack cabinetry. More preparation & storage space is found in the adjacent butler's pantry and large laundry which offers secure shopper's entry into the double auto garage with epoxy-painted floor. A coveted ensuite bedroom on the ground floor widens the appeal to include downsizers or offers the ideal guest accommodation, while three further generous bedrooms are peacefully tucked upstairs and include a balconied master with sensational full ensuite complete with bath. With luxe floor-to-ceiling tiles in all bathrooms, stylish fitted wardrobing in all bedrooms and individual bulkhead split system heating/cooling in all rooms, this standout opportunity is wrapped up by a powder room, 2.7m ceilings, a water tank and an alarm. Beachside living is here to be enjoyed. An easy walk to the sand, a gentle stroll to the station, restaurants and shops, this coveted locale is close to buses and Mordialloc's primary schools and within easy reach Mentone's grammar schools, St Bede's & Kilbreda colleges. For more information about this brand-new designer home, please contact Noel Susay at Buxton Hampton East on 0450 069 506.