

**54 Cardigan Road, Mooroolbark, VIC, 3138**



**House For Sale**

Tuesday, 1 October 2024

54 Cardigan Road, Mooroolbark, VIC, 3138

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Daniel Bolton

## A sun-splashed prize, walking distance to everything

Wonderfully positioned, just a short walk to central Mooroolbark and local schools, this three-bedroom brick veneer beauty offers an exceptional opportunity for first home buyers and investors to secure a low-maintenance gem that's ready to enjoy.

Featuring a bright and inviting living zone upon entry with large corner windows, stylish floorboards and heater set within the fireplace. Cooking is a breeze in the sparkling kitchen boasting stone benches, Westinghouse appliances and tiled splashbacks, while the laundry tucked in behind includes a powder room and direct access to the easy-to-manage private backyard.

Three carpeted bedrooms share the central bathroom, boasting floor to ceiling tiles, shower over bath, vanity and toilet. With additional toilet located next to the laundry. Further adding to the appeal, shutters on all windows, split system in main bedroom, lots of storage and a single garage, all within walking distance of shops, trains and schools including Pembroke Primary, Yarra Hills Secondary College and Billanook College.

- \* Bright & inviting three-bedroom, one-bathroom brick veneer home
- \* Positioned on an easy-to-manage block with well-maintained gardens
- \* Light-filled living upon entry with stylish floorboards underfoot
- \* Well-equipped stone kitchen featuring Westinghouse appliances
- \* Three bedrooms (one with BIR) share the fully tiled family bathroom
- \* Features two convenient toilets for added comfort and privacy.
- \* Wall heater & split system heating & cooling for all-seasons comfort
- \* Single garage with extra off-street parking in driveway for convenience
- \* Walk to Mooroolbark shops, train station & primary & secondary schools

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