

**77A Pembroke Road, Mooroolbark, Vic 3138**



**House For Sale**

Wednesday, 10 July 2024

77A Pembroke Road, Mooroolbark, Vic 3138

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 374 m2**

**Type: House**



Daniel Bolton  
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**\$800,000 - \$880,000**

Nestled peacefully at the rear of a block of just two, this stylish three-bedroom retreat presents an exceptional opportunity to secure an easy-care prize close to schools, parkland, shops and transport. Inside, discover light-filled and inviting modern interiors, complemented by stunning timber flooring extending throughout the spacious open plan living and dining zone. Gourmets will delight in the deluxe stone kitchen flaunting island bench with breakfast bar seating, quality stainless steel appliances and abundant storage, with glass sliding doors opening out to the immaculate low-maintenance rear yard with paved patio, ideal for entertaining. Privately positioned, the luxe main bedroom features a walk-in robe and ensuite, while two further bedrooms include built-in robes and easy access to the sparkling family bathroom complete with bath, shower, vanity and separate toilet. Increasing the value and appeal, a dedicated laundry, ducted heating, split system air conditioning, remote double garage and water tank plumbed to toilets. Wonderfully positioned for an active lifestyle, just a short stroll to local schools including Pembroke Primary, Mooroolbark East Primary, Billanook and Yarra Hills Secondary College, close to Mooroolbark train station and shopping precinct, and within easy reach of parkland and walking trails.\* Modern, low-maintenance three-bedroom, two-bathroom home\* Huge central open plan living zone highlighted by stylish floorboards \* Deluxe gourmet kitchen with stone benches & stainless-steel appliances \* Three plush bedrooms, the main flaunts walk-in robe & luxe ensuite\* Sparkling main bathroom features shower, bath, vanity & separate toilet\* Ducted heating & split system air conditioning for year-round comfort\* Tranquil & private rear yard with paved entertaining area & easy-care allure\* Double remote garage with internal access & additional off-street parkingDisclaimer: While all care has been taken by Fletchers Maroondah and its third party providers to ensure all information above is true and correct, Fletchers Maroondah and its third party providers are not responsible for, and expressly disclaim all liability for, damages of any kind arising out of the use, reference to, or reliance on any information contained within the above property description. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Fletchers Maroondah will not be liable for any loss resulting from any action or decision by you in reliance on the information.