

# 9 Orion Court, Mulgrave, Vic 3170

## House For Sale

Wednesday, 27 December 2023

9 Orion Court, Mulgrave, Vic 3170

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 814 m<sup>2</sup>

Type: House



Julie Wells  
0408885718



Dee Kohli  
0433952920

## AUCTION BONANZA

Treat your family to this well-presented, spacious home or take advantage of a generous 814sqm allotment of prime real estate to invest or develop (STCA). Enhanced by flexibility and adaptability, the accommodating floor plan delivers everyday comfort for the whole family. Complemented by parquet floors, the light-filled living & dining room flow into the renovated kitchen equipped with a gas cooktop and stainless steel dishwasher. Entertaining guests all year round will be a pleasure under the vast covered afresco. Highlights include; ducted heating, split system air conditioning and a self contained studio with the potential to be a home gym, man cave, teenager's retreat or home-office space. The court location provides whisper-quiet tranquillity while still enjoying close proximity to Albany Rise & Brandon Park Primary School, Wellington Secondary College and Monash University. Only minutes from Brandon Park Shopping Centre, public transport, the Monash freeway & Eastlink.