

# 31a Cambridge Rd, Mooroolbark, VIC, 3138



## Townhouse For Sale

Friday, 30 August 2024

31a Cambridge Rd, Mooroolbark, VIC, 3138

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Daniel Bolton

## **Instantly enjoyable low maintenance living**

Take a fresh approach to easy living in this three-level townhouse featuring two bedrooms, two bathrooms and a fantastic location, just a short walk to shops, cafés, trains and schools. Nestled in a modern boutique complex, the home boasts quality fixtures and fittings throughout.

Inside, the spacious kitchen and dining zone upon entry is well-appointed with stainless-steel appliances, dishwasher and a generous pantry. Flowing through, the living room at the rear is highlighted by plush carpet underfoot, with sliding doors opening up to reveal the private balcony, a tranquil space for relaxation. Upstairs discover two bedrooms with built-in robes, the main with ensuite and the second with access to the central bathroom.

Additional inclusions of lower-level storage and garage, split system heating and cooling, wall heater and guest powder room add to the appeal, all ideally located within walking distance of Mooroolbark main street and train station, with local schools including Yarra Hills Secondary College nearby.

- \* Contemporary two-bedroom, two-bathroom townhouse
- \* Low-maintenance living in a modern, boutique block
- \* Well-appointed kitchen & spacious dining zone upon entry
- \* Plush living room at rear opens to private balcony
- \* Two generous first-floor bedrooms with built-in robe storage
- \* Main bedroom with ensuite, second has access to own bathroom
- \* Split system heating & cooling, plus wall heater in main bedroom
- \* Just a short walk to shops, cafés, trains, schools & parkland

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