

**4/1A Edward Street, Mordialloc, VIC, 3195**



**Townhouse For Sale**

Friday, 30 August 2024

4/1A Edward Street, Mordialloc, VIC, 3195

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## **As New Townhouse with Parkland Views**

Experience contemporary living in this beautifully maintained two-storey, 1.5 year old home with street frontage facing serene parkland. Featuring a double garage and no owners corp fees, this property offers both convenience and privacy.

Step inside to a formal entrance and be greeted by timber floors on the lower level. The spacious lounge flows seamlessly into a dining area that comfortably seats 6-8, adjacent to a stone kitchen with a breakfast bar for 4, and a large 900mm stainless steel oven and cooktop. Sliding doors lead to a sunny, paved courtyard with a lovely garden area, including veggie crops-perfect for outdoor relaxation.

Upstairs, the main bedroom comes with an ensuite, while two additional bedrooms, both with robes, share a family bathroom. Two of the bedrooms open to a balcony with beautiful views of the park, offering a sunny outlook and a peaceful retreat.

Featuring split systems for heating and cooling, very well insulated for warmer winters and cooler summers, remote oversized lock up garage and water tank.

Located in thriving Mordialloc, you'll be moments away from quality cafes, restaurants, bars, retail shops, and the waterfront. Unwind and relax amongst nature while enjoying everything this vibrant area has to offer.

### **PLEASE NOTE:**

\*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.

\* Photo ID required at all open for inspections