

**9/94 Brice Avenue, Mooroolbark, Vic 3138**

**Professionals**

**Sold Townhouse**

Saturday, 29 June 2024

9/94 Brice Avenue, Mooroolbark, Vic 3138

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Type: Townhouse**



Ash Thompson  
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**\$707,000**

Promising an effortlessly impressive contemporary lifestyle in a leafy parkside position, this impeccably presented townhouse offers exceptional security within a boutique enclave of quality homes. Showcasing elegantly styled interiors awash with natural light, the home is mere metres from Brushy Creek Trail and Red Earth Community Park and Playground. Positioned a short 400m stroll from Mooroolbark Station and Mooroolbark shopping, the location is also close to Billanook College, Yarra Hills Secondary College and Bimbadeen Heights Primary School. Featuring wide floating timber flooring throughout, the main level comprises a generous open plan living and dining area, flowing directly out to a private undercover balcony ideal for relaxed outdoor dining. The stylish contemporary kitchen features stone benchtops, a feature subway-tiled splashback, soft-close cabinetry, and quality appliances with a dishwasher, stainless steel electric oven, and stainless steel gas cooktop. Secluded on the upper floor, two spacious and light-filled bedrooms each offer luxurious fully-tiled ensuite bathrooms with stone vanities, with the master also including a fully-fitted walk-in wardrobe. Recessed on the ground floor, a third robed bedroom overlooks the private courtyard garden, and also boasts a fully-tiled stone ensuite. Featuring split system air conditioning and heating in every room, a guest powder room, a Euro laundry, LED downlights, roller blinds, a large water tank and an alarm system, the home also includes a single remote lock-up garage with internal access. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.