



## 9 Karin Court, MOOROOLBARK, VIC 3138

### Easy Living in a Quiet Mooroolbark Court

Positioned in a peaceful, leafy court, this modern, 2017 built, brick veneer and tiled roof home, offers a relaxed way of living in a location that's close to everything. With no stairs, a low-maintenance yard and practical floorplan, it's a great fit for those who want less upkeep and more time to enjoy life.

The open living and dining area is bright and inviting. The tiled kitchen features a mains gas cooktop, electric oven, dishwasher, double sink and has a breakfast bar that's perfect for casual meals or a morning coffee. There are 3 comfortable bedrooms, one with a built-in robe, and two with walk-ins including the master, which has its own ensuite for added privacy. The main bathroom has a large walk-in shower and is easily accessible for guests. A separate laundry means washing and household items can be neatly tucked away from living spaces. A sliding door opens from the living room onto a small, timber deck, centring over a small yard where a corner, steel, lock up garden shed provides extra storage for tools and gardening gear.

A short stroll down the quiet court leads to Hedwig Reserve - a lovely spot for a peaceful walk or for children to play. Chirnside Park Shopping Centre is just a four-minute drive away, or a short seven-minute walk will take you to the bus stop with a direct service there every four minutes. The short drive down Manchester Road also leads to the Homemaker Centre, Oxley Christian College, and Chirnside Park Primary

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** LWD5085

#### SALE DETAILS

**Priced in the range**  
**\$810,000 to \$850,000**

#### CONTACT DETAILS

**Lilydale**

227-229 Main Street

Lilydale, VIC

03 9272 5300

**Richard Taylor**

0407081957

School. Head the other way down Manchester Road for easy access to Manchester Primary, Mooroolbark College, and Mooroolbark Station.

This home is easy to enjoy, easy to look after, and ready for a new chapter. Whether you're looking to downsize, retire in a peaceful spot, or simply enjoy a low-maintenance lifestyle, it offers the space you need in a location you'll love.

- Land Area 263.20 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Single garage
- Ensuite
- Floorboards





