

## Claremont, Villa 3/16 Mahoney Drive

### Modern Villa with Luxury Features in Peaceful Claremont

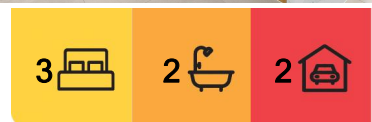
Welcome to this stunning property that perfectly blends modern living with comfort and style. Nestled in the desirable suburb of Claremont, this home is ideal for families, professionals, or anyone looking to enjoy a vibrant community.

#### \* Property Features:

- Zoned Underfloor Heating: Sleek tiled flooring with Underfloor Heating and ability to control each zone separately.
- Bedrooms: 3 spacious bedrooms, perfect for relaxation and privacy.
- Bathrooms: 2 well-appointed bathrooms, including a luxurious ensuite.
- Open Plan Living Area: A generous space that integrates living, dining, and kitchen areas, adorned with a contemporary lighting fixture and direct access to the outdoor courtyard.
- Private Courtyard: Ideal for alfresco dining and entertaining, with enough space to create your own outdoor oasis.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers Over \$650,000

**View**  
By Appointment

**Contact**  
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njoshi@ljhookerpinnacle.com

**LJ Hooker Pinnacle Property**  
(03) 6272 8177



- Garage: Secure single garage for your convenience.
- Security: Equipped with an alarm system for peace of mind.
- Storage: Built-in robes in all bedrooms, providing ample storage space.
- Outdoor Space: A charming courtyard, ideal for entertaining or enjoying a quiet moment.
- Views: Breathtaking mountain views that enhance your living experience.

**\* Why You'll Love It:**

- Modern Design: Contemporary architecture that stands out in the neighborhood.
- Convenient Location: Close to local amenities, schools, parks, and public transport.
- Community Vibe: Enjoy the friendly atmosphere of Claremont, with a range of activities and services at your doorstep.

Don't miss the opportunity to secure this beautiful villa in a prime location. Contact us today to arrange a viewing and experience the charm and luxury of 3/16 Mahoney Drive for yourself.

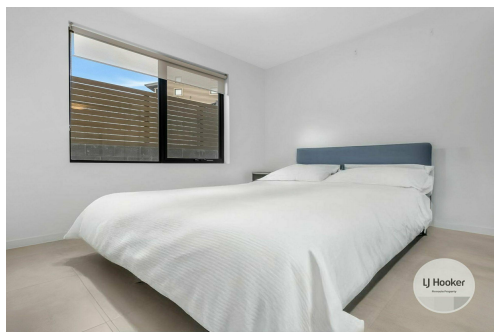
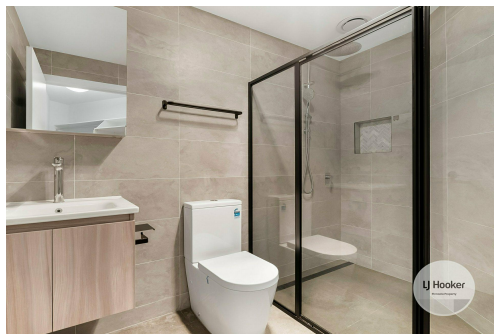
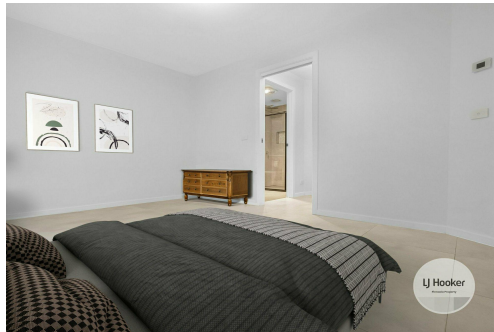
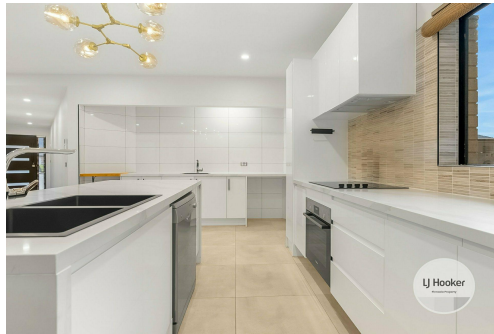
The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

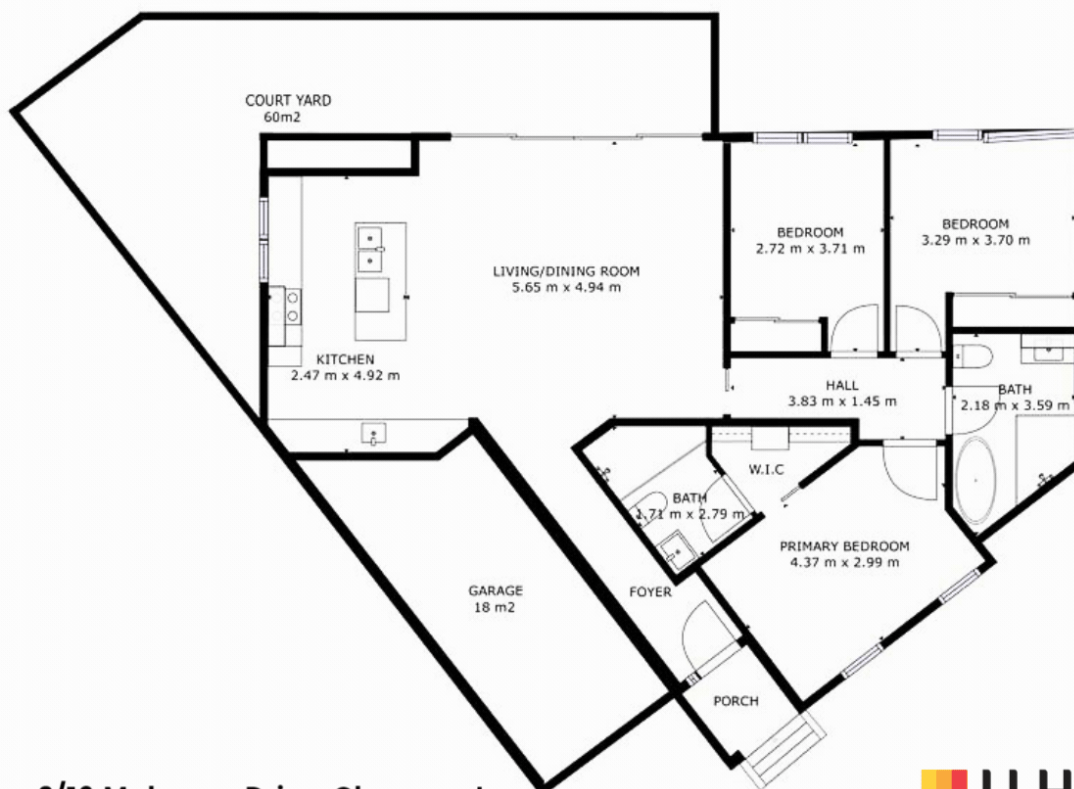
## More About this Property

Property ID	5WV0FCS
Property Type	Unit
House Size	112 m²
Land Area	265 m²
Including	Ensuite Air Conditioning Toilets (2) Alarm Courtyard Dishwasher Built-in-Robes Fully Fenced Remote Garage

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### 3/16 Mahoney Drive, Claremont

Total approx. floor area: 124 m<sup>2</sup>

Areas and dimensions are approximate and therefore  
this floorplan should only be used for illustrative purposes



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