

4/1476-1478 Malvern Road, Glen Iris, Vic 3146

HEAVYSIDE

Townhouse For Sale

Wednesday, 24 April 2024

4/1476-1478 Malvern Road, Glen Iris, Vic 3146

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 247 m2

Type: Townhouse



Tim Heavyside
0394703390



Wendy Zhou
0394703390

\$1,100,000 - \$1,200,000

Watch the auction live here: [https://heavyside.co/live-auction/THE PROPERTY](https://heavyside.co/live-auction/THE%20PROPERTY) Privately positioned at the rear of a delightful quartet of charming townhouses, this three-bedroom residence will appeal to first home buyers, young families and downsizers looking for an easy-to-manage home in a fabulous location. With trams just moments away and the array of shopping, dining and cafés along the Malvern Road precinct only a short stroll away, this enticing home presents an outstanding opportunity to secure a dream lifestyle of convenience. Inside you will discover multiple light-filled and inviting living spaces, with double doors from the kitchen/meals domain and plush living room providing dual access to the lush, leafy rear yard and serene alfresco. Accommodation is ample, with a versatile bedroom located on the ground floor, while upstairs, a second bedroom with wall-to-wall built-in robes and a luxurious main featuring a private balcony overlooking the garden, huge walk-in robe and ensuite effect to the sparkling family bathroom are certain to please. Adding to the appeal of this impressive retreat, ducted heating, new carpet, powder room, laundry with linen press, and convenient tandem garage with dual access to Malvern Road and the rear laneway, for fuss-free commuting. THE FEATURES • Charming two-storey townhouse with three bedrooms • Resting peacefully at the rear of a boutique block of four • Multiple light-filled living spaces with plush new carpet underfoot • Three generous bedrooms, the main with balcony, WIR & ensuite effect • Sparkling family bathroom includes shower, bath, vanity & separate toilet • Dedicated laundry with linen press alongside additional guest toilet • Lush, private courtyard and alfresco shaded by a leafy treetop canopy • Double tandem garage with dual access to laneway and Malvern Road • Evaporative air conditioning & Ducted heating throughout for warmth & comfort in the cooler months THE LOCATION Enjoying an unbeatable location, just steps to trams and a short stroll to the vibrant Malvern Road shopping precinct, an easy walk to Gardiner Park and train station, zoned to Auburn High School and Malvern Central School, with Sacre Coeur, Korowa Anglican Girls' School, De La Salle and Bialik College all within walking distance. THE TERMS: 30|45|60