

# 1A Dene Avenue, Malvern East, VIC, 3145



## House For Sale

Friday, 15 November 2024

1A Dene Avenue, Malvern East, VIC, 3145

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Family Haven in Malvern East

Bathed in natural light and featuring spacious, well-proportioned rooms throughout, this exceptional family home presents an outstanding opportunity for a dynamic family lifestyle. With its charming street presence and an intuitive, free-flowing floor plan, it offers both abundant living space and areas designed for family living, all nestled in a highly sought-after pocket of leafy Malvern East.

As you enter, a welcoming hallway sets a warm, inviting tone. The spacious lounge, complete with a cozy fireplace, provides the perfect retreat for relaxed evenings. Adjacent to the lounge, a versatile room can easily serve as a formal dining area or a third bedroom, adding flexibility to suit your needs.

At the heart of the home lies the stylish kitchen, dining, and living area. The modern design features a sophisticated grey and white colour palette, granite countertops, and stainless-steel appliances, making it ideal for both everyday meals and entertaining. The expansive living area opens onto a charming deck through sliding glass doors, creating an inviting space for alfresco dining or simply unwinding. Beyond the deck, a large backyard offers plenty of room for children to play.

Two generously sized bedrooms, each with built-in robes, provide comfort and privacy, sharing access to a well-appointed main bathroom with a bathtub and a separate toilet for added convenience.

Completing the home's appeal is a single remote-controlled lock-up garage, along with a wide driveway offering additional off-street parking for two vehicles. Beautifully landscaped gardens, ample storage solutions, and heating and air conditioning, ensure year-round comfort.

Ideally located, this home is within close proximity to Hedgeley Dene Gardens, shops and cafes along Malvern and Darling Roads, top local schools, including zoning for Lloyd Street Primary School, and Darling Train Station, making it a perfect choice for those seeking a premium family lifestyle in one of the area's most desirable locations.

This meticulously designed residence is a rare offering, where every detail has been thoughtfully considered to deliver a harmonious balance of luxury, functionality, and timeless appeal.