

**2 Dion Street, Glen Iris, VIC, 3146**

shelter.

**House For Sale**

Saturday, 2 November 2024

**2 Dion Street, Glen Iris, VIC, 3146**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Mike Millington  
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## **Captivating Family Home on Large Corner Allotment**

Laden with period charm and enhanced by meticulous, established gardens; this captivating brick home on a sweeping corner block has been sympathetically renovated and extended to deliver a functional floorplan designed for growing families to thrive in. Surrounded by parkland and connecting trails such as Ferndale and Gardiners Creek, equidistant from Ashburton and Burwood Villages and train stations with trams and Hartwell shops also nearby plus proximity to Ashburton and Hartwell Primary Schools and esteemed secondary schools, convenience for the entire family cannot be underestimated.

Freshly polished timber floors, high ceilings with decorative cornices, glorious corner windows and ample connection to the outdoors throughout provide an inviting ambience, abundant natural light and a genuine sense of space. Entertaining and relaxation spaces comprise a light-filled formal living room with gas coal fireplace, magnificent dining room with flawless flow via a wall of bi-folds to a sensational, supremely private and elevated alfresco deck, an updated kitchen with granite benchtops and quality appliances (DW) adjoining a further casual meals and bar area complete with custom cabinetry while the spacious rumpus zoned from the other living areas is sure to suit teens wanting a little space.

Accommodation is generous and includes a main suite with floor to ceiling built in robes, large dressing room and ensuite with bath plus three further bedrooms (two with built in robes and study nooks and one currently configured as a study) serviced by a stylish family bathroom with bath. Outdoors, a second elevated terrace atop the garage delivers a sunny spot to entertain and watch the children play on the sprawling lawn and surrounding gardens.

Further attributes include a remote double lock up garage plus an additional off street park behind a secure electric gate, sizeable laundry with clever storage, ducted heating, multiple reverse cycle heating/aircon units, 1.5kw solar panels, smart auto irrigation system rigged up to two 2000l water tanks plus a bladder tank, vegetable garden and shed.

Shelter Real Estate Agents Glen Iris