

**28 Ardrie Road, Malvern East, VIC, 3145**



**House For Sale**

Tuesday, 19 November 2024

28 Ardrie Road, Malvern East, VIC, 3145

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Nathan Waterson



Michael Armstrong

## **A single level surprise of family generosity**

In a lovely tree lined street, this double fronted three bedroom plus study two-bathroom single level home impresses with its volume of space and super-sized garage via the rear lane. Lovingly maintained, this period inspired abode has a symmetrical floorplan with its central hallway, north facing sitting room with box bay window and a matching study across the hall. Three double bedrooms are highlighted with built in robes, including the main with walk in robe and tasteful ensuite, plus there's a bright spa bathroom, separate toilet, powder room (third toilet) and family size laundry in the heart of the home. The relaxed open plan living and dining area is home to a granite kitchen with island bench. The secure rear garden is an effortless canvas of outdoor living with an undercover patio and the rear roller door to the double auto garage offers space to entertain the big functions. Best of all, there's a huge brick workshop adjoining the garage for those who like to tinker. Modernised with solar panels, this impeccable home has ramp access front and back, ducted heating, security doors and ducted vacuum. Nestled in a beautiful period streetscape near the picturesque Ardrie Park, short walk to the Waverley Road tram and cafes, Monash University (Caulfield campus), Caulfield train/railway station, Lloyd Street Primary School and a great selection of independent schools.