

**34 Staughton Road, Glen Iris, VIC, 3146**



**House For Sale**

Saturday, 2 November 2024

34 Staughton Road, Glen Iris, VIC, 3146

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



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## **Forever Family Home Filled with Natural Light**

It is instantly evident from the storybook street appeal of this extended Californian Bungalow set in magnificent gardens that you are about to enter an incredibly welcoming and captivating family home. Positioned on a prized corner allotment, remarkable privacy is afforded by established gardens; exceptional consideration has been given to embracing an abundance of natural light. Traditional character and charm, such as a gable roof with turret, leadlight windows, high ceilings and an open fireplace unite with modern functionality.

Brick paved paths weave through the front and rear gardens and lead to the traditional front verandah, an idyllic spot to sit and soak in the morning sunshine. A stately entrance lined with original pine timber flooring introduces formal living (OFP) and dining rooms, which in turn lead to a central kitchen equipped with premium appliances and breakfast bar flowing to the casual living and meals domain. A wall of glass delivers seamless connection to the outdoors leading to the undercover alfresco deck overlooking a deep garden oasis complete with play equipment, north facing patio and solar heated swimming pool.

Two sun-filled and spacious downstairs bedrooms are fitted with built-in robes and are accompanied by a large home office, all serviced by two bathrooms. Upstairs, the brilliant main suite relishes a far-reaching treetop vista incorporating the city skyline and is fitted with a sizeable dressing room and ensuite bathroom with separate bath and shower. A versatile fourth bedroom shares access to the ensuite and provides plenty of scope for a multitude of uses. With the inclusion of ducted heating, three split system heating/aircon units, laundry, under-stair and extensive under-house storage, three sheds plus a workshop, everything has been thought of.

Genuinely a forever family home, all in a central location moments from Gardiner Station, trams, buses, Gardiners Creek cycling and walking trails, M1 freeway access, Ferndale and Nettleton Parks, Hartwell and Tooronga Villages, Camberwell Junction and a host of highly esteemed primary and secondary schools such as Camberwell South Primary School and Auburn High School plus easy access to private schools.

Shelter Real Estate Agents Glen Iris