

# 40 Liston Street, Glen Iris, Vic 3146

 Real Estate

## House For Sale

Wednesday, 24 April 2024

40 Liston Street, Glen Iris, Vic 3146

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 623 m2

Type: House



Ash Howarth



Daniel Wheeler  
0411676058

**\$1,950,000 - \$2,100,000**

Enjoying an enviable tree-lined location, the exceptional family appeal of this charming c1940's residence's previously extended dimensions is defined by its generosity of scale, highly adaptable floorplan, contemporary style, and potential for future improvement (STCA). Immediately inviting, the central entrance hall featuring timber floors introduces a generous sitting room, a superbly equipped modern kitchen and the light-filled and spacious open plan living and dining room. The living areas extend out to a large undercover deck overlooking the deep private garden shaded by a majestic Liquid Amber tree. The main bedroom with a serene home office, walk in robe and en suite is matched by two additional ground level bedrooms with built in robes and bathroom, while upstairs offering city views, there is an expansive and versatile rumpus room or 4th bedroom and study. Just a short walk to Ashburton Village and station, a range of schools and kindergartens, the Aquatic centre, and parks, it includes ducted heating, RC/air-conditioners, designer ceiling fans, laundry, wine cupboard, storeroom, garden shed, solar panels and off-street parking.