

# 1/2 Ardrie Road, Malvern East, Vic 3145



## Townhouse For Sale

Thursday, 30 May 2024

1/2 Ardrie Road, Malvern East, Vic 3145

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Townhouse**



Jay Price  
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**\$1,400,000 - \$1,500,000**

Nestled in the sought-after locale of Malvern East, this exceptional townhouse, boasting street frontage and without owners corporation, is tailor-made for family living. Entering through a secluded pathway, you're greeted by a lush north-facing garden bathed in sunlight, complemented by a delightful verandah, perfect for unwinding. The focal point of the home is its spacious living area, flooded with natural light from north-facing windows and featuring a cozy gas fireplace. Adjacent to the living area is a contemporary kitchen seamlessly transitioning into the dining space. The kitchen showcases sleek stainless steel Fisher and Paykel appliances, ample storage, and generous bench space. The dining area enjoys a prime position, with sliding glass doors opening to a charming private courtyard ideal for entertaining. Upstairs, discover ample room for the family across three generous bedrooms. The master suite is thoughtfully appointed with a northern aspect, walk-in robe, and luxurious private ensuite. The remaining two bedrooms feature built-in robes and share access to a well-appointed bathroom and private toilet. The residence is further enhanced by an integrated laundry room off the kitchen, a private toilet downstairs, integrated garage access, and ample storage space. Ducted heating, a split system air-conditioner, and water storage are also included. Situated within walking distance to East Caulfield Reserve, Ardrie Park, and the vibrant Waverley Road precinct featuring cafes like Mae Café & L'Olvio, this home offers easy access to Waverley Road trams, Monash University, Caulfield, and Darling Train stations, presenting an enviable lifestyle opportunity.