

**11/3 Ascot Street, Malvern, Vic 3144**



**Apartment For Sale**

Thursday, 1 February 2024

11/3 Ascot Street, Malvern, Vic 3144

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Charles Boyd  
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Lachie Fraser-Smith  
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**\$2,500,000 - \$2,700,000**

Indulge in penthouse luxury at a remarkable level, where the advantage of a beautiful northern aspect elevates this exceptional apartment (the largest of just 11) into a league of its own. Tailored for downsizers, yet with an expansive scale that adequately meets requirements for refined family living, rich oak floors and lofty 3m approx. ceilings define a sun-drenched living and dining area and a versatile formal entertaining area, both extending onto a spacious terrace. The open-plan kitchen embodies style with its marble surfaces and Miele appliances, whilst a generous study or fourth bedroom adds appeal to the well-zoned layout. Featuring two guest bedrooms connected by a fabulous shared bathroom and a main bedroom complete with a walk in robe and a lavish ensuite, enjoy the comforts of integrated heating/cooling, sub floor bathroom heating, a gas fireplace, guest powder room, secure entry, lift access from two basement car parks to the front door and a lockable storage unit. Nestled adjacent to Malvern Gardens and just moments from trams and the vibrant Glenferrie Road and High Street shopping precincts, this residence offers a lifestyle where luxury meets convenience in perfect harmony.