

# 11 Ardrie Road, Malvern East, Vic 3145

SLATER & LEVIN

## House For Sale

Wednesday, 29 May 2024

11 Ardrie Road, Malvern East, Vic 3145

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 565 m2

Type: House



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**\$1,650,000 - \$1,750,000**

First time offered since built in 1985, this much loved 3 bedroom 2 bathroom single level home was designed to celebrate family occasions with its wealth of space. Impeccable inside with scope to benefit from a cosmetic makeover, this elevated classic enjoys a central hallway, double sliding doors to the gracious lounge and dining rooms, a north facing family living room with solid Tasmanian Oak kitchen/meals (5-burner gas hotplate, large wall oven, dishwasher), 3 large bedrooms (built in robes), a retro family bathroom, and a family size laundry with 2nd shower and toilet. The sun splash undercover alfresco area is elevated over the north facing rear garden with its token lemon tree, sheds (one with a toilet) and newly restored double auto garage with a 2nd kitchen/studio area. There are secure gates along the drive for endless hours of outdoor play. Make it your own, enjoying the home's lasting qualities, complete with ducted heating, evaporative cooling, an air conditioner, alarm, external blinds and a water tank. In this gorgeous tree lined street, footsteps to the Waverley Road tram, shops, cafes and Ardrie Park, walk to Monash University Caulfield, Caulfield Racecourse and Caulfield station. Zoned for Lloyd Street Primary School.