

# 11 Bruce Street, Toorak, Vic 3142

 Real Estate

## House For Sale

Thursday, 28 March 2024

11 Bruce Street, Toorak, Vic 3142

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Richard Mackinnon  
0414822579



Abby Innes  
0423210790

**\$2,300,000 - \$2,500,000**

Peacefully set behind a high walled garden on the corner of Cloverdale Avenue, this captivating solid brick Edwardian residence immediately impresses with its gracious proportions, impeccable presentation and prized north-facing orientation. A generous hallway highlighted by ornate ceilings introduces a beautiful bedroom with gas fire, a second double bedroom with built in robe and open fire, the main bedroom with robes and en suite and a stylish bathroom with Euro-laundry. Streaming with sunlight from the north and west, the expansive open plan living and dining room with parquetry timber floors underfoot features a gas fireplace and superb modern kitchen with granite island. Double doors extend the living and entertaining options out to a large, elevated north-facing deck and lower-level garden with a recreation room/workshop, storage and double garage accessed from Cloverdale Ave. Idyllically situated just a short walk to Toorak Village, Como Park, Royal South Yarra Tennis Club, excellent schools, trams and the Yarra River, it includes an alarm, ducted heating, RC/air-conditioning and ample storage.