

# 11 Graves Lane, Malvern, Vic 3144

**KAY & BURTON**

## Sold House

Friday, 11 August 2023

11 Graves Lane, Malvern, Vic 3144

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Nicky Rowe  
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## Contact agent

Privately placed amid an exclusive and evergreen streetscape, this contemporary showpiece delivers sophisticated architectural style and cutting-edge family luxury steps from parklands and city-bound transport. Emphasising depth, dimension, and functional flair, an elegant interior sees a pair of generous guest rooms joined by spacious built-in robes and an in-vogue central bathroom. Ideal for relaxation with a morning coffee, a view-rich terrace adjoins a luxe main bedroom, further enhanced by a first-class ensuite and walk-through robe with dressing table. Featuring fitted cabinetry and a focal pendant light, a stone-top study caters perfectly to home workdays, with a converted double garage serving as a vast and storage-rich office or retreat. Augmented by a broad butler's pantry, a stellar marble-top kitchen boasts an array of Miele appliances, with a pair of ovens joining gas and induction cooktops, a dishwasher, and integrated Liebherr refrigerator/freezer. An open living/dining area meets a broad backyard and solar heated pool, with two sets of bifold doors transforming the space into a transcendent entertainer's domain. Enjoying calm refinement and effortless flow, further highlights include a concealed marble bar, zoned heating and cooling, video intercom, alarm, remote controlled blinds and sheer curtains, a full-size laundry, powder room, rain showers, a standalone bath & dual basins to ensuite, and two-car driveway in front of garage. An easy walk to several tram routes, cafés, Sir Robert Menzies Reserve, and Tooronga Park, Station, and Village, it's moments from Malvern, Glenferrie, and Toorak Road shopping and dining precincts, along with revered schools and the Monash Freeway.