

# 1175 Malvern Road, Malvern, Vic 3144

 Real Estate

## House For Sale

Thursday, 16 November 2023

1175 Malvern Road, Malvern, Vic 3144

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 234 m2**

**Type: House**



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## Contact Agent

In a superb location close to Malvern Village, this classic solid brick Edwardian residence's comfortably presented single level dimensions and desirable north-facing allotment with rear car access represents an outstanding opportunity for first homebuyers, down-sizers and investors alike. Ideal to live in or lease out now, it's original proportions also provide the perfect foundation for a simple refurbishment or an inspired renovation and extension (STCA). High ceilings define the wide hallway, two double bedrooms and generous living room. The well-equipped kitchen with dining area introduces a spacious sunroom with timber floors that opens to the private north-facing garden with off street parking via the rear lane. Walking distance to a range of schools, trams, Malvern Gardens and Tooronga station, it includes RC/air-conditioner, gas heater, ceiling fan and laundry. Land size: 234sqm approx.