

# 11B Evandale Road, Malvern, Vic 3144

 Real Estate

## Sold House

Friday, 11 August 2023

11B Evandale Road, Malvern, Vic 3144

Bedrooms: 2

Bathrooms: 1

Type: House



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## Contact agent

Providing a strong foundation for the future, this character-filled, solid brick, two bedroom Edwardian residence merges the undeniable lifestyle appeal of proximity to Glenferrie Road with the potential to add considerable value whenever you're ready. Partially refurbished, currently livable and capable of generating a rental return, the home is ready for some kitchen / bathroom inspiration and set on a deep allotment of 206sqm(approx).Under soaring ceilings with Baltic Pine under foot, the home flows past a pair of generous bedrooms - one with a fireplace - to a gas-heated lounge, a timber-topped kitchen with a SMEG oven / cooktop and a traditional bathroom. Beyond the backdoor, an undercover outdoor dining area and substantial backyard are assets that exude a strong sense of further potential to extend (STCA).Whatever you choose, this is a location to reward your vision, merely metres from a staggering selection of fine cafes, dining and city-bound trains from Malvern Railway Station, as well as trams along Glenferrie Road and Malvern Central Shopping Centre. Zoned for the coveted Malvern Central School and convenient to a smorgasbord of elite private schools, this is a location with extraordinary family appeal.