

# 13 Fairview Grove, Glen Iris, Vic 3146

 Real Estate

## House For Sale

Tuesday, 7 May 2024

13 Fairview Grove, Glen Iris, Vic 3146

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 1339 m2**

**Type: House**



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## Expressions of Interest Close Tues 28th May 3pm

Exclusively positioned in the prestigious Dorrington Estate within magnificent 1339sqm approx. northwest garden and pool surrounds, this utterly captivating c1910 solid brick 5-bedroom Edwardian residence delivers incomparable family luxury defined by a glorious blend of original elegance and contemporary designer style. Beautiful original Kauri floors and ornate high ceilings distinguish the wide reception hall, refined executive study/library with fireplace, a gracious sitting room with open fire and elegant formal dining. An atmospheric home theatre room opens through stunning leadlight French doors to a side deck. Spectacular in scale, the sun-drenched living and dining areas surround a gourmet kitchen appointed with stone benches, Miele/Asko appliances and a butler's pantry. Two sets of bi-fold doors seamlessly extend the living and entertaining options out to a large sandstone terrace and the deep private northwest garden with BBQ deck beneath a remote sun-awning, solar-heated pool, Astro turf sports court and a fabulous vegetable garden. A downstairs bedroom with fireplace, built in robe, verandah access and an adjacent bathroom is ideal for guests. Both front and rear stairs lead up to an abundance of light-filled family accommodation comprising a gorgeous main bedroom with walk in robe and lavish en suite, a second king bedroom with walk in robe and en suite, two additional bedrooms with walk in robes, a spacious retreat with study nook, north-facing balcony and a 4th stylish bathroom. Desirably situated in the highly sought after Dorrington Estate close to Glen Iris station, Wattle tree Rd trams, leading schools, Central Park and Central Park Village, it is comprehensively appointed with an alarm, ducted heating, RC/air-conditioning, laundry with drying cupboard, mud room, irrigation, ample storage and internally accessed double garage. Land size: 1339sqm approx.