

# 13 Gordon Grove, Malvern, Vic 3144

**KAY & BURTON**

## Sold Duplex/Semi-detached

Wednesday, 4 October 2023

13 Gordon Grove, Malvern, Vic 3144

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 642 m2

Type:

Duplex/Semi-detached



Gowan Stubbings  
0390861144



Adam Cashmore  
0390863148

## Contact agent

Beautifully private, this 1920s solid clinker brick duplex combines charming period character with contemporary updates and a winning location to deliver an appealing and versatile residential domain. Just metres to Glenferrie Road's shops, cafes, lifestyle offerings and Malvern Central, this handsome property on one title occupies a block of 640 sqm (approx.) with a coveted north-facing rear garden and is on the market for the first time in 50 years. Beautifully maintained, each residence occupies an entire level. They have identical floorplans and an easy flow between all rooms. Elegantly proportioned rooms are complemented by period details such as decorative ceilings, solid timber doors and timber floorboards. Each residence offers a welcoming entrance hall, two bedrooms, a lounge opening into the formal dining room, dine-in kitchen and central bathroom-- including the modern stone and terrazzo ground floor bathroom. The sun-drenched back garden is ideal for children's play and large outdoor gatherings. With garaging for three cars plus additional off-street parking, this captivating property also has a separate workshop or studio, ducted heating, reverse cycle heating/cooling, gas fireplace, security, separate laundry and abundant storage. Enjoy the lifestyle benefits that come from living in this prime position where you can walk to shops and cafes, Glenferrie Road and Wattle tree Road trams, Malvern Station and have easy access to Chadstone Shopping Centre, parks and some of Melbourne's finest schools.