

**15 Bellevue Avenue, Malvern East, Vic 3145**



**House For Sale**

Friday, 1 March 2024

15 Bellevue Avenue, Malvern East, Vic 3145

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 650 m2**

**Type: House**



Jack Moss  
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**\$1,700,000 - \$1,800,000**

Directly backing onto leafy Percy Treyvaud Memorial Park, this classic solid brick 1950's single level residence's immaculately presented dimensions are perfect to enjoy immediately while considering exciting options to extend, further modernise or alternatively to begin again with a new luxury family home (STCA). Cherished by the one family since it was built, the welcoming entrance hall flows through to a generous sitting and formal dining room with stone feature mantelpiece. Enjoying wonderful views over the park, the spacious kitchen and inviting family room lead to the deep private north-facing garden with gate to the park. The three genuine double bedrooms with built in robes are accompanied by a stylish bathroom, family bathroom with separate toilet and shower and a sunroom or study area. In a tranquil pocket yet less than 200 metres to Chadstone Shopping Centre and close to East Malvern and Holmesglen stations, schools, the new Stonnington Sports Centre, numerous bus lines, Malvern Valley Golf Course and freeway access, it includes new carpets, RC/air-conditioning, gas heaters, laundry, irrigation, garage and multiple off street car-spaces. Land Size: 659 sqm approx.