

# 15 Moorakyne Avenue, Malvern, Vic 3144

 Real Estate

## Sold House

Wednesday, 25 October 2023

15 Moorakyne Avenue, Malvern, Vic 3144

Bedrooms: 4

Bathrooms: 4

Parkings: 3

Area: 909 m2

Type: House



Nicole French  
0417571505



Mark Harris  
0414799343

## Contact agent

Exclusively situated in the tightly held Stonnington Estate and nestled within glorious private north-facing gardens, this gracious solid brick c1930's residence displays an irresistible blend of quintessential English-style elegance and contemporary designer style. Commanding an elevated presence above the established front garden, the generous entrance hall featuring rich oak floors and ornate ceilings flows through to a library or study with gas log fire, a beautiful sitting room with gas log fire and an equally impressive formal dining room, both opening to the garden. Bathed in northern light, the gourmet stone kitchen and expansive family living and dining areas with gas log fire extend out to the private north-facing leafy gardens paved extensively with crazy paved bluestone and featuring a built in BBQ, entertaining deck and versatile studio/gym or 5th bedroom with bathroom. A soaring vaulted ceiling upstairs accentuates the sense of space in the sun-drenched main bedroom with north-facing balcony, built in robes and a deluxe designer en suite. In a separate wing, there are three additional bedrooms with robes, a second north-facing balcony and stylish bathroom. Desirably positioned close to a number of elite schools, Kooyong station, Kooyong Village shops, trams, Menzies Reserve and freeway access, it includes an alarm, ducted heating/cooling, ducted vacuum, audio wiring, powder-room, laundry, pull down attic storage, irrigation and tandem carport + OSP. Land size 909sqm approx.