

# 15A Van Ness Avenue, Glen Iris, Vic 3146



## House For Sale

Wednesday, 12 June 2024

15A Van Ness Avenue, Glen Iris, Vic 3146

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 374 m2

Type: House



Andrew Mackintosh  
0418540060



Michael Rosano  
0419595183

**\$1,550,000 - \$1,650,000**

A majestic design matched with a premium location make this charming three-bedroom home a must-see for families or downsizers seeking easy-to-manage elegance and exceptional convenience. Resting on a lush low maintenance garden block of 374sqm, with St Cecilia's Primary School at the end of the street and trams, trains, shopping and cafés all nearby, this charismatic retreat ticks all the boxes for effortless contemporary living. Inside, you'll be immediately impressed by the stunning living room, highlighted by plush carpet and a feature fireplace, setting the scene for winter ambience and cosy nights in. Double glass doors lead through to the expansive open plan family and meals zone backdropped by a leafy garden outlook, with the huge corner kitchen certain to appeal to all who love to cook, flaunting timber cabinetry, quality appliances and wraparound island bench with breakfast bar. Sliding doors reveal the tranquil paved courtyard, a low-maintenance haven framed by lush greenery, the ideal place to relax with family and friends. Luxurious in size, the main bedroom is secluded and private on the ground floor, and includes a walk-in robe and lavish ensuite with corner bath,, while two further robed bedrooms, a family bathroom and plush retreat are all ideally positioned upstairs. Exceptionally located for convenience, just a short stroll to Ferndale Park and Toorak Road cafés, shops and trams, close to Camberwell Junction and Tooronga Village, plus within easy reach of the Monash Freeway and a wide selection of schools.\* Elegant easy-care three-bedroom, two-bathroom home\* Perfectly placed in sought-after lifestyle location\* Multiple living zones to enjoy across two levels\* Huge kitchen boasting wraparound island bench\* Ground-floor main bedroom with WIR & ensuite\* Two first-floor robed bedrooms share the family bathroom\* Dedicated laundry with outdoor access for convenience\* Tranquil & private low-maintenance paved courtyard\* Double garage with additional off-street parking Terms: 10% deposit, balance 30/60/90 days