

**16 Grace Street, Malvern, Vic 3144**

**House For Sale**

Friday, 9 February 2024

**16 Grace Street, Malvern, Vic 3144**

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Robert Clements  
0390187668



Phillip French  
0411090987

## Contact Agent

Perfectly positioned in a highly coveted tree-lined street moments from fashionable High Street shopping and cafes, this exquisite Edwardian home offers refined living and bountiful charm. Be welcomed home by a manicured English garden with picket fence, mature trees and a tessellated tile porch to a secure entry. The graceful hall introduces two generous bedrooms, each with BIRs and large ornate windows framing garden views. The delightful master bedroom is flooded with sunshine through large French doors featuring sashless windows and wooden shutters. The modern ensuite is accessed via WIR with the large family bathroom adjoining. The fabulous rear extension has unexpected dimensions, offering elegantly spacious zones for living and dining. Full width cabinetry features gas fireplace and shelving. Bi-fold timber doors open to a private and tranquil east-facing courtyard framed by mature pleached trees and shaded by retractable sun awning. The well-appointed kitchen has wide granite counters, abundant storage and stainless steel gas cooktop, oven and dishwasher. The adjacent separate laundry opens to the delightful side path to the front garden. This stunning home features high ceilings throughout, solid timber flooring, ducted heating, reverse cycle air conditioning, surround speakers and hall skylights. Enjoy a premium location only moments to High Street, Glenferrie Road shops, Cabrini Hospital, city trams, parkland and several leading schools. For inquiries call Co-Agent Phillip French: 0411 090 987