

**18 Lithgow Street, Glen Iris, Vic 3146**



**Sold House**

Wednesday, 31 January 2024

**18 Lithgow Street, Glen Iris, Vic 3146**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



James Tostevin  
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## Contact agent

A rare opportunity to acquire a Californian Bungalow style home that resides on a level allotment of over 810sqm (approx.) with the advantage of a wide frontage. The range of future options offered by this property for families and developers alike underpins its undeniable value. The home is presented in a comfortable condition, filled with an abundance of natural light, enjoys an inviting newly landscaped garden, and offers excellent scope to further enhance. It has superb transport connections, a few moments' walk from the Burwood/Glen Iris train station and the 75 tram, with easy access to the CBD or Deakin University. A buyer could extend the existing home, add a second dwelling, a pool or redevelop the site with the construction of multiple townhouses (STCA). The home features a flexible floor plan with a central hallway, four bedrooms, main with a small ensuite and a family bathroom, an informal living and dining room with adjacent kitchen, a laundry with a separate WC plus adjoining sunroom. All flowing to a deck overlooking the deep rear garden and an external self-contained flat suitable for extra family or student accommodation. Other attributes include a large remote double garage with storage and extensive off-street parking. This exceptional opportunity is further enhanced by both its capital gains prospects and location ideal for families, just minutes from a host of Camberwell or Ashburton shopping options, including the popular Leo's Fine Foods Supermarket, nearby parkland and the Anniversary trail, plus an excellent array of public or private schools, including Hartwell Primary and PLC; and its excellent train and tram connections only moments away.