

**2/3 Bates Street, Malvern East, Vic 3145**

**buxton**

**Apartment For Sale**

Saturday, 2 March 2024

2/3 Bates Street, Malvern East, Vic 3145

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



James Colyvan  
0395988222



Brett Phelan  
0417464075

## **\$1,000,000 - \$1,100,000**

Peacefully located on a picturesque tree-lined street, the enticing charm, sophisticated style, and substantial indoor-outdoor proportions of this two bedroom Art Deco residence deliver privacy and tranquillity in a coveted location. A flawless combination of period refinement tastefully mingled with modern amenity results in unquestionable ambience and beautiful seclusion across a stunning single-level layout. Impeccably presented interiors reveal neutral tones and timber floors flowing through the entrance hall to a character-rich living room featuring superb fireplace mantel and glorious ceiling rose - an elegant space that can be completely closed off for refined entertaining. Beyond, a separate dining room also enjoys exquisite ornate ceilings and overlooks the well-appointed kitchen with quality appliances including gas cooktop, Blanco oven and Dishlex dishwasher. Providing seamless indoor-outdoor flow, French doors transition to the private northwest facing outdoor sanctuary revealing covered al fresco terrace and gorgeous low maintenance gardens with serene water feature. Enjoying leafy aspects, two spacious bedrooms, one with fitted robes share a bright central bathroom. Irresistible and timeless, this stunning grand floor apartment also includes ducted heating, concealed Euro laundry, separate WC, and secure garage. In this prestigious and ultra-convenient pocket close to local shops and cafes, trams, bus services, Caulfield Village Shopping Centre, Monash University, Caulfield train station, a myriad of parklands, and excellent schools. A must inspect for owner-occupiers and investors alike. For more information about this irresistible and tranquil sanctuary contact James Colyvan or Brett Phelan at Buxton Sandringham.