

# 2 Kilmuir Road, Malvern East, Vic 3145

 Real Estate

## House For Sale

Wednesday, 24 April 2024

2 Kilmuir Road, Malvern East, Vic 3145

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Fiona Ansell-Jones

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**\$1,400,000 - \$1,500,000**

Generous separate living zones, a stunning sun-drenched outdoor precinct and enviable low maintenance convenience are the defining attributes of this classically inspired single level contemporary residence idyllically situated in the sought after Ardrie Estate. Beautiful blackbutt floors flow through the entrance hall to an expansively proportioned living room looking out to the leafy landscaped gardens. The gourmet kitchen appointed with Bosch appliances is adjacent to a generous dining room opening to the side garden. Two double bedrooms with built in robes share a pristine bathroom while the light-filled main bedroom with en suite and walk in robe opens to a glorious Wisteria covered north-facing decked courtyard and garage accessed from the rear right of way. Only moments to Waverley Rd shops, cafes and trams, Caulfield station, schools and Ardrie Park, it includes an alarm, ducted heating, RC/air-conditioning, powder-room, laundry, solar panels and storage.