

# 213 Wattletree Road, Malvern, Vic 3144

 Real Estate

## House For Sale

Friday, 29 September 2023

213 Wattletree Road, Malvern, Vic 3144

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Hugh Tomlinson  
0409427483



James Tomlinson  
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**\$1,900,000 - \$2,000,000**

Elegantly renovated solid brick Edwardian residence provides the perfect blend of outstanding family spaces, low maintenance ease and beautiful northern light. Peacefully set behind a high walled forecourt offering secure off-street parking. Immaculately presented throughout, the wide entrance hall featuring rich hardwood floors and high ceilings introduces a versatile sitting room/4th bedroom with open fire and generous main bedroom with large walk in robe and designer en suite. Additional living zone upstairs is further complemented by two additional large double bedrooms with robes, a stylish bathroom with separate powder-room and a sunny retreat opening to a large private north-facing roof terrace. Elevated ceilings with clerestory windows amplify the sense of space in the inviting open plan living and dining room with a gas log fire and gourmet kitchen appointed with stone benches, 90cm Ilve oven, Miele dishwasher and butler's pantry. Bi-fold doors open completely to a glorious north-facing decked courtyard surrounded by lush greenery all year round creating a wonderful oasis for al fresco dining. Enviably close to Malvern Central, Glenferrie Rd shops and restaurants, Malvern station, trams and a range of elite schools including Lauriston, King David, Korowa, Sacre Couer, Malvern House and Malvern Central School, it includes RC/air-conditioning, powder-room, laundry, ceiling fans and ample storage.