

**22 Fuller Avenue, Glen Iris, Vic 3146**

shelter.

**House For Sale**

Friday, 1 March 2024

22 Fuller Avenue, Glen Iris, Vic 3146

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Zali Reynolds  
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## **Auction This Saturday, Open from 10.30am**

Classic Californian Bungalow with Architecturally Designed Renovation Presenting an exciting opportunity to establish your family in a coveted neighbourhood walking distance from Glen Iris Primary, this classic 1920's Californian Bungalow has undergone a considered renovation to create a timeless home perfectly suited to contemporary living. All the characteristics of the era remain with an enchanting verandah façade, high ceilings, Baltic timber flooring, picture rails and original joinery while extended proportions architecturally designed by Paul Delany deliver easy modern functionality. The spacious entry foyer immediately creates a splendid sense of space with three generous bedrooms zoned at the front of the home including a substantial main suite with WIR/BIRs and luxe ensuite with oversized shower. The fourth bedroom and family bathroom are centrally located while a series of living, dining and entertaining areas wrap around an undercover alfresco entertaining area, all anchored by a gourmet kitchen equipped with brand new premium Bosch appliances. Meticulous planning delivers tranquil leafy vistas with seamless flow outside to the verdant landscaped gardens providing supreme privacy and shade all year round from the living room with feature Skantherm Elements wood fireplace, separate lounge with remote blinds and in-built shelving and the expansive dining room. A versatile separate studio with mezzanine level provides immense flexibility for use as a working from home space, teenage retreat, workshop, home gym or simply copious storage. Additional storage is in abundance throughout the home with floor to ceiling cabinetry, roof and under-house plus laundry with ample cupboard space while Shugg sashless windows, ducted heating, evaporative cooling, surround sound system, auto irrigation, feature garden lighting and off street parking for two cars are all enticing attributes. Enjoy an enviable lifestyle with superb proximity to multiple train stations and public transport options, Gardiners Creek trail with surrounding parkland, Ashburton Village, esteemed schools and M1 access. Shelter Real Estate Agents Glen Iris