

# 22 Queens Parade, Glen Iris, Vic 3146

 Real Estate

## House For Sale

Friday, 3 May 2024

22 Queens Parade, Glen Iris, Vic 3146

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**\$1,620,000 - \$1,720,000**

A rare find this superb double-fronted Victorian home dating back to the late 1800s is now a far cry from those days. With the interior transformed into a home which is all about today's family lifestyles whilst preserving classic period attributes; including an iron lacework verandah bay window, coloured leadlight glass plus high ceilings with roses and deep cornices. Step inside and take in the stylish contemporary ambience with the wide engineered oak flooring flowing through a central arched hallway past three generous bedrooms, all with built-in robes, a luxurious family bathroom and laundry. To an expansive family living and dining area designed to capture northern light and winter sunshine; incorporating a sleek navy blue themed kitchen with stone bench tops, a large entertainer's island bench plus prestige appliances including an Asko stove, Miele S/S dishwasher and F & P integrated frig/freezer. Leading through French doors to a northern deck in a low maintenance courtyard garden lined with ornamental trees and featuring an undercover alfresco entertaining area, kids play area or if preferred a carport. Also includes zoned ducted heating, high quality fixtures and fittings throughout, ample storage and a garden shed. This instantly appealing home is further enhanced by its position in a quiet, leafy and family-friendly neighbourhood with Burwood Reserve at one end of the street and Toorak Road strip shopping and transport at the other; close to Leo's Fine Foods in Hartwell, numerous excellent schools both public and private, and sporting clubs, including Hartwell Sports Ground - all of which deliver terrific family lifestyle and recreation options.