

# 24 Valley Parade, Glen Iris, Vic 3146



## House For Sale

Thursday, 19 October 2023

24 Valley Parade, Glen Iris, Vic 3146

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 639 m2**

**Type: House**



Zali Reynolds  
0422576049



Dean Brooks  
0412055511

**\$1,900,000 - \$2,090,000**

Set behind a private fence in one of Glen Iris' most desired tree-lined streets on a corner lot of 639sqm approx., this charming family home provides an enticing opportunity to move in and enjoy, renovate and extend, or perhaps rebuild (STCA) in a family leafy locale. Enjoy the existing three-bedroom accommodation with a generous, sun-filled open plan living, dining & kitchen domain, with access to the undercover balcony and outdoor entertaining area, an elevated main bedroom with WIR & double vanity ensuite, two further bedrooms (one with BIR), a central family bathroom with tub & separate WC. Also boasting heating & evaporative cooling, a peaceful yard, off street parking and a spacious garage/carport also with plenty of storage accessed from Staughton Road. Walk to an array of parks including Nettleton Park, Gardiners Creek Trail, Howard Dawson Reserve, and popular Ferndale Park and the Pantry cafe close by. Moments to Gardiner's train station, freeway access and Burke Road trams, plus Tooronga Village, Leo's Supermarket and Ashburton Village all within easy reach. Enjoy a short stroll to St Cecilia's & Camberwell South primary schools, plus easy access to leading private schools. Shelter Real Estate Agents Glen Iris