

**25 Ashburton Road, Glen Iris, Vic 3146**

shelter.

**House For Sale**

Thursday, 11 April 2024

25 Ashburton Road, Glen Iris, Vic 3146

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 701 m2**

**Type: House**



Todd Braggins  
0420618618



Dean Brooks  
0412055511

**\$2,000,000 - \$2,200,000**

Held and loved by one family for over 52 years, this c1928 home is a fine example of the California Bungalow style. With a rear northern aspect that's ideal for the modern floorplan together with 752sqm approx of land, you can unleash your inner architect (STCA). Set in a quiet and leafy sanctuary that's both close enough but far enough to offer easy walkability and peace, this parcel promises the good life. Thoughtfully renovated in the 70's by the houseproud owner-architect, the current home is infused with joy and family function. The home features a living/dining area equipped with a reverse cycle A/C and warming fireplace seamlessly connected to a retro kitchen with gas cooking and ample storage, overlooking a welcoming family room, complete with under carpet electric heating & A/C, this area leads out to an elevated deck, ideal for soaking up the northern sunlight, enjoying panoramic skyline views, or keeping an eye on the children as they frolic on the sunny lawn below. A freestanding studio looks over the vegetable garden that's complimented by fruiting avocado and banana trees. Also features two bedrooms fitted with extensive storage, a study, central bathroom with tub, a cheerful laundry with additional toilet, a large garage & workshop. Take an easy stroll to the Glen Iris Village and pick up your coffee at The Pantry before enjoying some time at the popular Ferndale Playground or pick up the walking trail to explore the variety of parks dotted along it. Walk to Ashburton village for groceries, eateries, train, library and the pool & recreation centre. Also close to Leo's Fine Foods, Glen Iris Primary School, Auburn High School and elite schools including Korowa, Sacre Coeur and Caulfield Grammar. Shelter Real Estate Agents Glen Iris