

**3/13 Lomond Street, Glen Iris, Vic 3146**

FLETCHERS

**Unit For Sale**

Saturday, 13 January 2024

3/13 Lomond Street, Glen Iris, Vic 3146

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 139 m2**

**Type: Unit**



Rino Presutto  
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Michael Rosano  
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**\$690,000 - \$750,000**

This appealing 2 bedroom villa sits privately at the rear of a group of four well-located units. An exceptional entry to a premier locality, in a tree-lined street, it exudes a warm welcome to first homers, scale downers and young families, while also presenting an astute investment opportunity. Natural light flows easily from living room to kitchen via a large open servery/breakfast bar. Stainless steel gas cooktop, oven and dishwasher plus expansive preparation space and ample cabinetry will enrich time spent in the kitchen. The 2 bedrooms share a fully modernised bathroom with a stylish walk-in shower. An easy stroll from Camberwell South and St Cecilia's Primary Schools. Ride or walk along the kilometres of nearby trails including Back Creek Reserve, Nettleton Park and Gardiner's Creek playgrounds and sporting reserves. Monash Freeway entry, tram services and Gardiner Station are minutes away. Features\* Split system reverse cycle air-conditioner\* Built-in bedroom robes\* Hall storage\* Separate WC and separate laundry\* Single carport\* Secure east-facing rear courtyard Terms: 10% deposit, balance 30/60 days