

**3/35 Johnstone Street, Malvern, Vic 3144**



**Sold Unit**

Friday, 3 November 2023

3/35 Johnstone Street, Malvern, Vic 3144

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Lauchlan Waterfield  
0395090411



Alex Noutsos  
0395090411

**\$861,000**

Tucked away in a leafy cul-de-sac towards the rear of a block of four, this classic yet comfortable townhouse balances spaciousness with the ease of low-maintenance living. On entry, terracotta tiles lead you from the warm and inviting living and dining room, directly to bi-fold doors, these effortlessly connect the indoors with a north-facing courtyard and garden, ideal for relaxing and entertaining, all while requiring minimal upkeep. The separate kitchen, designed for efficiency, comes equipped with a wall oven and electric cooktop, streamlining meal preparation. The upper-level, which can be sectioned off and zoned for privacy, accommodates two generously-sized bedrooms, each fitted with built-in robes. Notably, one bedroom features a sizeable study alcove, ideal for remote work. The bedrooms share a central bathroom with a bath, standalone shower, and a separate toilet. For visitors, a guest restroom sits a few steps down from the lower level. Enhancing the living experience are a lock-up garage with additional off-street car space, underfloor hydronic heating, ducted heating and cooling, and under-stair storage. While the home already radiates character and functionality as-is, there's great potential to add your own design touches and modern updates. Enjoy convenient access to Malvern Station, tram routes, the retail and culinary scene on Glenferrie Road, the shopping hub of popular Malvern Central, Penpraze and Central Parks, Malvern Primary School and Monash University's Caulfield Campus.