

**30 Barkly Avenue, Armadale, Vic 3143**

**KAY & BURTON**

**Sold House**

Saturday, 17 February 2024

30 Barkly Avenue, Armadale, Vic 3143

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 387 m2**

**Type: House**



Oliver Booth  
0413975723



Nicky Rowe  
0428640509

## Contact agent

Lovingly revitalised while retaining its ageless appeal, this sumptuous, single-level showpiece delivers leafy luxury and positional prestige by the renowned retail, restaurants, and cafés of Glenferrie Road. Proudly placed amid a calm and coveted streetscape adored for its vivid greenery and heritage homes, a captivating exterior owes its allure to Edwardian origins, with a private front courtyard and verandah revealing a fluid and functional interior. Affording freedom of flow from front to back, an arterial hallway introduces a range of spacious rooms, with a chic dual-basin ensuite, luxe bathroom with soaker tub, and outstanding robe storage augmenting four impressive bedrooms. With an open fire, clever joinery, and brilliant coverage of all-day sunlight, expansive family and dining areas adjoin a first-rate, gourmet kitchen, with sleek stone surfaces joined by a 900mm AEG oven and gas top, integrated AEG dishwasher, and waterfall island with breakfast bar. An inspired indoor/outdoor entertainer, sliding glass merges a substantial, sun-soaked, and superbly private middle courtyard with central and rear living spaces, continuing into a considerable backyard primed for any number of summer occasions. Providing secure off-street parking for several via a wide and easily accessible laneway at rear, highlights include wide-board timber floors, comprehensive heating and cooling, a video intercom, and laundry with extensive storage. A light-filled lifestyle prize amid Armadale's desirable dress circle, it's moments from High Street shopping and dining, leading public and private schools (zoned to Auburn High), and a range of peaceful parks, with Malvern and Armadale Stations, various tram routes, and nearby CityLink affording quick and easy access to Melbourne's CBD.