

**306 Wattletree Road, Malvern East, Vic 3145**



**House For Sale**

Tuesday, 23 April 2024

306 Wattletree Road, Malvern East, Vic 3145

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



John Morrisby  
0398645000



Genevieve Hoyle  
0398645000

**\$2,370,000 - \$2,500,000**

Nestled on the fringe of the Gascoigne Estate, walking distance to Central Park, Wattletree Road shops, charming cafes, trams and reputable local schools, this attractive low maintenance modern residence sits privately and securely behind a high front fence surrounded by landscaped gardens. Large expanses of glass and timber floors convey a contemporary light-filled ambience through the exceptionally spacious north facing open living room with a modern wood fireplace. The prestige equipped kitchen boasting stone bench tops, entertainer's Falcon stove, Miele integrated fridge/freezer, walk-in pantry and casual dining area opens to a sunny northwest facing entertaining deck and garden. Complemented by a laundry, beautiful family bathroom which features imported Italian tiles, three spacious bedrooms with built in robes, a main ensuite bathroom, commercial grade ducted heating and cooling, automatic gates, double carport plus off street parking, and a private tree-lined rear garden.