

# 32 Claremont Avenue, Malvern, Vic 3144



## House For Sale

Tuesday, 6 February 2024

32 Claremont Avenue, Malvern, Vic 3144

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 533 m2

Type: House



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**\$3,900,000 - \$4,250,000**

This immensely appealing double fronted brick Victorian residence delivers exceptional lifestyle environs in one of Malvern's premier boulevards. On a wide corner allotment, 'Wensley Cottage' blends ornate period detail with sweeping contemporary interiors framed by an immaculate established garden. This single level sanctuary delivers two impressive living areas with open fireplaces, featuring an open plan living and dining space overlooking a leafy alfresco entertaining area. Saturated in sunlight, a generous newly renovated kitchen comprises tranquil swimming pool views, top of the range Smeg appliances and abundant storage. Family accommodation encompasses five bright bedrooms, the main with a tastefully renovated ensuite with Astra Walker tapware. Includes reverse-cycle split-system heating and cooling throughout, home office, separate laundry, main bathroom with spa bath, and an oversized secure double garage with two storerooms. Perfectly positioned moments from Melbourne's elite schools, Central Park, Malvern Station, Malvern Central and Glenferrie Road trams and shops.