

**35 Rowen Street, Glen Iris, Vic 3146**



**House For Sale**

Thursday, 9 May 2024

35 Rowen Street, Glen Iris, Vic 3146

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 622 m2**

**Type: House**



Michael Rosano  
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Michael Richardson

**\$1,600,000 - \$1,750,000**

In a highly sought-after neighbourhood where you can walk to two kindergartens, the train station and Ashburton Primary School, this pretty three bedroom plus study home has been stylishly renovated. Freshly painted and featuring lovely timber floorboards, the peaceful accommodation is matched with a generous north-facing living/dining room. At one end, there's a family-sized stone kitchen appointed with Bosch stainless steel appliances and a butler's pantry, ready for easy entertaining. At the other end, push open the tri-slide doors for a pleasing connection to the sizeable alfresco deck overlooking a lush backyard lawn and the gate out to Madeline Street Playground. With a stylishly renovated bathroom, powder room and multiple split system air-conditioners, young families will appreciate the immediate comfort. In the future, take this 622 sq m approx. block and build a magnificently brand new residence (STCA). Walking distance to vibrant Ashburton Village, Burwood Village and the tram to PLC and Deakin University, live near Holmesglen TAFE and Chadstone Shopping Centre.\* A pretty design that backs onto parkland\* Sunny open-plan living/dining\* Polished floorboards and modern carpet\* Solar panels\* Single garage with workshop\* Powered shed Terms: 10% deposit, balance 60 days