

37 Ardyne Street, Murrumbeena, Vic 3163



House For Sale

Saturday, 4 May 2024

37 Ardyne Street, Murrumbeena, Vic 3163

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 553 m2

Type: House



Zoe Zhao
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Gareth Apswoude
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Auction | \$1,750,000-\$1,850,000

Constructed in a distinctive art-deco style, this original family residence has benefitted from a series of improvements which have respected and enhanced the property's original features. Introduced by a rendered facade punctuated by hawthorn brick, classical elements include the generous use of timber, art-deco motifs, lead-lighting, and decorative open-fireplaces. A formal lounge and dining room link through French doors, transforming these dynamic spaces into discreet, private zones for entertaining. A relaxed family room at the rear opens onto a timber deck and patio wrapped by established gardens and Australian natives. Modern amendments comprise a skylit family bathroom with frameless rainfall shower, and for aesthetic cohesion, a similarly-styled central kitchen boasting generous preparation and storage space. Three bedrooms (two with BIR) finalise the accommodation. Features include high ceilings, polished timber flooring, Bosch oven, well-sized laundry, ducted heating, and secure off-street parking. Occupying a commanding corner block around the corner from Murrumbeena Park and down the road from Packer Park, Duncan-McKinnon Reserve, and Mallanbool Reserve, this prestigiously positioned property is only steps from Murrumbeena station, Hughesdale station, Murrumbeena Road shops, and Murrumbeena Primary School. Koornang Road shops and Chadstone SC are right nearby.