

37 Bath Road, Glen Iris, Vic 3146



House For Sale

Tuesday, 21 November 2023

37 Bath Road, Glen Iris, Vic 3146

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 695 m2

Type: House



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\$1,700,000 - \$1,800,000

Destined to dazzle those who appreciate captivating 1940s charm, and with interiors that are immaculate while also offering breathtaking gardens and stunning versatility with a fully self-contained rear unit, this solid brick 3 bedroom, 2 bathroom home on a 695 sqm (approx.) block is a Glen Iris standout! This home has great street presence thanks to a memorable front garden and over 18m of frontage (approx.). Inside, this property is flawlessly presented, from the exquisite leadlight entry to the soft quality carpet and hardwood floors. There is plenty of living to be had in the formal lounge and dining rooms, while a generous family room at the very rear is completely private while also having external access out to the back garden. This room further boasts flexibility to be another bedroom or even a spacious home office. Modern style and great functionality define the stylish kitchen which impresses with quality appliances and back garden views. The bedrooms within the house both delight with built-in robe storage as well as easy access to the stylish contemporary bathroom with a separate powder room, while the very secluded 3rd bedroom/detached unit is complete with its own kitchen and bathroom as well as heat/cool. You can do so much with this space, whether it be used by guests, teenagers wanting privacy, or even as some extra income. Other home features include a laundry, reverse cycle heating and cooling, rainwater tanks, fantastic covered alfresco entertaining/dining area which leads out to the most beautiful of north-facing gardens, tandem carport, and an extra-large single garage. While this home is perfection to live in, there is also plenty of redevelopment potential on the sizeable block (STCA). Wedged in between Hartwell Sports Ground and Burwood Reserve, you're moments to Burwood Village with shops and restaurants, Ashburton Village, Hartwell Shopping Centre with Leo's Fine Food and Wine Supermarket, Warrigal Road shops incl. 24hr Woolworths, Ashburton Primary School, Ashwood High School, buses, trams, and Burwood Station. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation. Onsite & Online Auction with Anywhere Auctions. If you cannot attend the property to bid we offer the option of remote online bidding with Anywhere Auctions. To Register to Bid: Please visit the Anywhere Auctions website <https://anywhereauctions.com.au> or download the app and click on the "Register to Bid" button against this property. Registration only takes few minutes and you will be able to bid online from the safety of your own home. *Note: You must register to bid 24 hours prior to the start of the auction.