

# 37 Ferndale Road, Glen Iris, Vic 3146

 Real Estate

## Sold House

Wednesday, 11 October 2023

37 Ferndale Road, Glen Iris, Vic 3146

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 720 m2**

**Type: House**



Nick Ptak  
0413370442



Jason Brinkworth  
0416006282

## Contact agent

Clean lines, space and light combined with luxurious appointments defines this stunning two storey family residence with its preferred northern rear aspect and impressive elevated position on the corner of Howie Street in the lush and leafy surrounds of Glen Iris. Showcasing contemporary architect designed family living and entertaining areas of the highest standards throughout which leaves a lasting impression. The fabulous interior features a flowing floor plan, high ceilings and an entrance hall leading to a downstairs bedroom and an adjacent bathroom and study or home office. An expansive family domain incorporates a formal dining room plus informal living and dining with a state-of-the-art kitchen equipped with a large island bench, CaesarStone bench tops, prestige Smeg/Miele appliances, WIP and adjacent laundry; plus a rumpus/sitting room. All flowing to a paved alfresco terrace with a built-in gas barbeque overlooking an in-ground swimming pool in an ornamental tree-lined garden. Upstairs features four additional bedrooms, a sumptuous main with a WIR and ensuite plus a family bathroom. Other comprehensive appointments include an alarm, video intercom, ducted heating, cooling and vacuum, overhead fans, gas stone FP (family room), surround sound, security cameras, electric retractable blinds/awnings located at the rear providing substantial shade, landscaped gardens with watering system and a large remote double garage and storage with secure internal access. Ideally located in a tree-lined road close to numerous shopping options including Ashburton, Chadstone and Leo's Fine Foods in Hartwell, Ashburton Library and Recreation Centre plus many of Melbourne's highly regarded public and private schools. Also transport options and easy CityLink/CBD access. All enhancing the family appeal and recreation options available here with its walking and bike trails through Hill 'n' Dale and Ferndale Parks. Land size: 720sqm approx.