

# 37 Glen Orme Avenue, Ormond, Vic 3204

SLATER & LEVIN

## House For Sale

Tuesday, 30 January 2024

37 Glen Orme Avenue, Ormond, Vic 3204

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



Ari Levin



Jack Slater

0430283724

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

Much loved by the one family for 38 years, this impeccable 3 bedroom + study timber Californian Bungalow is full of natural light and modern comfort. Retaining its original character and extended for family living, this sparkling c1927 gem features a full width verandah with Castlemaine slate and awnings, a double door entry, 3 large bedrooms (2 with robes, 2 with decorative fireplaces), double doors to a sun filled lounge, a bright north facing kitchen (stainless steel appliances) with a tiled skylit meals area, a generous family room, a private study, radiant bathroom, family size laundry and separate toilet. The private and secure west-facing rear garden enjoys a covered alfresco patio and a classic pathway to the Hills Hoist, and there's a workshop/garage at the end of the drive. Gorgeous with its timber fretwork, 3m approx. ceilings, bay windows and plate ledges, it's kept comfortable with gas heating, reverse cycle air conditioners, ceiling fans, quality carpets, plenty of storage throughout and ample driveway parking. Supremely quiet in a family friendly street, notable for being in the sought after McKinnon Secondary College zone, walk to North Road restaurants, McKinnon Village cafes, Ormond station, Wattle Grove Reserve, Ormond Primary School and the Monash University bus, and minutes to Centre Road shopping essentials.