

**53 Gardenvale Road, Gardenvale, Vic 3185**



**House For Sale**

Thursday, 22 February 2024

53 Gardenvale Road, Gardenvale, Vic 3185

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Julian Augustini  
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Romana Preston  
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## **\$1,650,000 to \$1,750,000**

Singularly gracious with easy living spaces, this corner-sited 3 bedroom and study, 2 bathroom Edwardian offers yesterday's period graces against the backdrop of today's easy living spaces. Offering lofty high-ceilinged bedrooms (including a master with a plantation-shuttered study/retreat), this substantial single-level home offers a traditional dual zone design with an elegant double-doored formal room transitioning seamlessly to a relaxed family zone - with separate spaces lounge and dine around an entertainers' Smeg appliance kitchen. A showcase of flawless quality and timeless design, the home shines with designer bathrooms, authentic natural marble benchtops alongside solid timber floors, lofty decorative ceilings set with sparkling designer lighting, and a glowing gas-fireplace to complement vintage fire-grates. This period-perfect home is appointed for contemporary comfort too; with ducted heating supplemented by multiple reverse-cycle air conditioners, and good storage in tall built-in robes. Set in formally landscaped corner gardens with a high-fenced lawned front yard for pets and kids to enjoy all-day north sun, this period beauty promises an entertaining life with a paved and bench-seated rear yard to invite in the sun, and a charming through-access carport to double as all-weather al fresco pavilion. Cornering Lantana Rd just 500m from the station, shopping and café society of Martin St village, even the location is singularly easy to enjoy. Positioned to enjoy a blue-chip lifestyle within minutes of all the Brighton schools, the home is in-Zone for in-demand Gardenvale Primary School, in reach of Church St, Bay St and Glenhuntly Rd shopping strips, and within an easy walk to the Golden Mile beachfront. For further details please contact Julian Augustini on 0418 558 408 or Romana Preston on 0401 066 909.