

# 56 Horace Street, Malvern, Vic 3144



## Sold House

Friday, 11 August 2023

56 Horace Street, Malvern, Vic 3144

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 702 m2**

**Type: House**



David Volpato

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**\$3,570,000**

Brilliant east-west orientation ensures two levels of light filled living, combining traditional proportions with modern convenience, on one of Malvern's premier treelined avenues. Love where you live and relish the lifestyle possible. Walk to Malvern Gardens within minutes and Glenferrie Road's thriving shopping strip with its boutiques and cafes with ease, as well as excellent nearby transport links. This dual level home offers a flexible floorplan with excellent room sizes and a choice of two open plan living zones, set on a sizeable allotment measuring approximately 702sqm (approx.). Entertain in style from the elevated terrace with panoramic views to the eastern hilltops and make the most of the versatility of formal living and dining rooms plus a separate study. A private garden setting, currently featuring an array of thriving citrus and olive trees, an oversized lock up garage, workshop and outhouse add additional appeal. Three sizeable first floor bedrooms include the main with ensuite, while two additional robed bedrooms share ensuite access to a second bathroom, and a ground floor guest bedroom offers additional flexibility. Plenty of parking, heating and cooling, two well equipped kitchens and a laundry complete the practicalities.