

**59 Claremont Avenue, Malvern, Vic 3144**



**Sold House**

Monday, 15 April 2024

59 Claremont Avenue, Malvern, Vic 3144

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 260 m2**

**Type: House**



Jack Edgar  
0398261000



Jeremy Fox  
0398261000

## Contact agent

Enjoying total privacy and set in lush garden surrounds, this enchanting, sun-drenched freestanding Edwardian residence retains many original features including high ceilings, polished timber floorboards, lead light windows, and offers a flexible single level floor plan and a generous corner allotment of 260m<sup>2</sup> with future scope to renovate or extend, excellent indoor/outdoor entertainment, and an ideal north-western orientation opening out to tranquil rear garden. Perfectly positioned on a wide treelined street within moments' walk to Glenferrie Road precinct, Malvern Central, a variety of shops and restaurants, Milton Gray Reserve, nearby Central Park, Melbourne's leading schools, and a multitude of accessible transport options including Malvern Station and no.5 Tram. Featuring wide entrance, formal dining room, open plan kitchen/meals with open fireplace leading to north facing rear garden, main bedroom with gorgeous bay window, two further generous bedrooms, main bathroom, separate powder room, ample storage, and secure off-street parking for one car.