

**7/44 Edgar Street, Glen Iris, Vic 3146**

shelter.

**Apartment For Sale**

Tuesday, 19 March 2024

7/44 Edgar Street, Glen Iris, Vic 3146

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Lidiya Davoli  
0402225034



Mike Millington  
0411300205

**\$550,000 - \$590,000**

This perfectly positioned ground floor residence offers walking distance to vibrant cafes and the cosmopolitan buzz of Malvern Village, tram and train options whilst being privately tucked at the rear of a boutique block. Boasting hardwood floors, the home comprises a north-facing lounge and dining room with built in storage and a large picture window letting in all-day light that's opposed by a separate kitchen with dishwasher. Two bedrooms with robes are served by an immaculate bathroom with a bath tub. Also features laundry amenity, a balcony, RC/AC and carpark on Title. Walk just 300m approx. to the Malvern Road village for shopping and eateries or head to Tooronga Village. Hop over to Gardiner Park and dog park and just a little further to pick up the Gardiner Creek trail to enjoy the vast range of parklands it strings together. Also close to trams, train options and Monash Freeway. Shelter Real Estate Agents Glen Iris