

8 Bretonneux Square, Malvern East, Vic 3145



House For Sale

Wednesday, 21 February 2024

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Bedrooms: 4

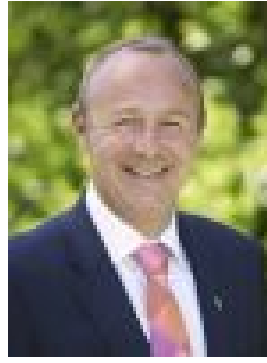
Bathrooms: 2

Parkings: 3

Type: House



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An ode to its c1975 architectural origins within the esteemed Villers-Bretonneux Precinct, this tightly held family domain offers grand proportions in a leafy garden setting, bathed in north easterly sunlight throughout. Signature exposed beams, double height ceilings and a versatile layout is introduced by a spacious formal foyer, leading through to an expansive open plan living and dining domain with a wood burning fireplace, accessing a central kitchen featuring ample storage and Miele dishwasher. Zoned enjoyment also features a secondary sitting room with home office space, and a spacious upstairs retreat/rumpus room with balcony access, study nook and kitchenette. The home offers scope to update or extend if desired (STCA), comprising four light filled bedrooms with built in robes, ducted vacuum and intercom connection. Includes a large main bathroom with bath on each level of the home, laundry, sprawling wrap around garden, in built wall radio, carport and additional off street parking. A sensational lifestyle locale lends itself to a beautiful community feel within the square, centered by a lush grassy noll at the front of the home for kids of the cul de sac to enjoy together. Enviably placed walking distance from Waverly Road shops and cafes, moments from East Malvern and Carnegie station, parks, Chadstone Shopping Centre, the M1 Freeway, Waverley Road tram and an array of esteemed schooling opportunities like Lloyd Street School, St Mary's Primary School, Korowa Anglican Girls' School and Sacre Coeur. In conjunction with Full Circle Property Advocates