

81 Talbot Crescent, Malvern, Vic 3144



House For Sale

Thursday, 16 November 2023

81 Talbot Crescent, Malvern, Vic 3144

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Charles Boyd
0402275485



Kevin O'Brien
0447008000

Contact Agent

Positioned in Kooyong and bordering the leafy pocket of Sir Zelman Cowen Park, where bike paths link directly with Gardiners Creek Trail, this three bedroom clinker brick town residence displays refinement and charm, whilst boasting premier lifestyle convenience. Ornate windows, timber floors, a fireplace, and roughcast plaster enrich the character of the elegant living room, as the modern kitchen, well-equipped with an Ilve stove, lets your culinary skills shine. Formal and everyday dining areas enjoy charming garden outlooks, beautiful and lush with owned and borrowed greenery, whilst the terraced rear garden provides alfresco 'rooms' across split-level decking, with the furthest tier offering direct access to the park and bike path via a secure gate. Upstairs, a central bathroom services three robed bedrooms, with further amenities including a fitted study, powder room and garage. Made comfortable with ducted heating and reverse cycle heating/cooling upstairs and down, it's moments to Kooyong Station, Bialik College, St Catherine's School, St Kevin's College and Scotch College, sport and recreation facilities, the M1 freeway and Tooronga Village shopping centre.