

# 83 Glen Iris Road, Glen Iris, Vic 3146



## Sold House

Monday, 14 August 2023

83 Glen Iris Road, Glen Iris, Vic 3146

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 770 m2

Type: House



Yili Ma

0412938115



Steve Burke

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## Contact agent

Superbly situated on the high side of the gorgeous tree-lined street, this charming 3-bedroom, 2-bathroom house represents a rare opportunity brimming with potential. Spread generously over a 770m<sup>2</sup> allotment, the character-rich property is an open canvas for you to reconfigure, rebuild or redevelop (STCA). The flexible single-level floorplan includes a welcoming lounge and separate dining room, both graced with the inviting ambience of crackling fireplaces to keep you cosy during the chillier seasons. A spacious family room transitions smoothly into a well-organised kitchen with dishwasher. Sliding doors lead out to a verdant rear garden, accessible also from a versatile retreat/rumpus room that features its own kitchen setup. This flexible space makes an ideal haven for teenagers, a dedicated home office, or an extra entertaining area for large gatherings. It can even serve as guest accommodation, thanks to its proximity to the second bathroom. Further features include a laundry, powder room, split-system air conditioning, a carport, and a handy garden shed. The prime location is undeniable, with Ferndale Park and Trail, Glen Iris and Hartwell Stations, Glen Iris Road bus, Tooronga Village, Camberwell Walk Arcade, and Saint Cecilia's Primary School just a stone's throw away. Set in the sought-after zones of Camberwell High and Camberwell South Primary School. The generous land size offers you the freedom to envision a high-end renovation, or potentially develop one or two new homes (STCA). It's time to get creative and explore the endless possibilities this well-located property presents.