

# 9 Beatty Avenue, Armadale, Vic 3143



## Sold House

Saturday, 23 December 2023

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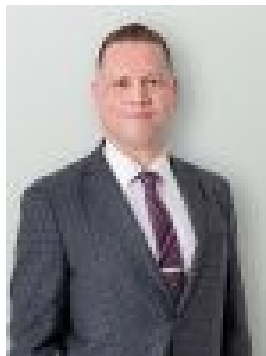
**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



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## Contact agent

In an unbeatable Armadale position, this solid brick 2 bedroom Victorian cottage has classy interiors and a captivating outdoor space. Sitting pretty behind a white picket fence, this proud Victorian retains the character of its 3.3m approx ceilings and high skirting boards throughout the classic arched hallway and 2 stately robed bedrooms – including the magnificent main with bay window and fireplace. The open plan living and dining area has a modern timber kitchen with quality appliances, while the designer bathroom incorporates a European laundry. The entertaining centrepiece is the predominantly decked rear courtyard which soaks up the northern sunshine and becomes your 'go to' spot for dinner parties and drinks. With its lush garden beds catering for all green thumb types, this easy care gem is complete with double glazed custom sash windows, timber floors, reverse cycle air conditioning, instant hot water, attic storage, garden shed and rear laneway access. Incredibly convenient, metres to Toorak station, humming cafes, exclusive bistros and the 72 tram, walk to Orrong Park sporting facilities, Armadale Primary School, Loreto Mandeville Hall and High Street's fine dining and boutique shops.