

# 9 Gabriel Avenue, Malvern East, Vic 3145



## House For Sale

Tuesday, 14 May 2024

9 Gabriel Avenue, Malvern East, Vic 3145

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 641 m2**

**Type: House**

**\$2,000,000 - \$2,150,000**

Designed for peaceful family living, this spacious single-level home strikes a harmonious balance between effortless comfort and exceptional entertaining. The inviting lounge and dining rooms, warmed by an open fireplace, provide elegant spaces for socialising. At the rear, the family/meals area showcases an impressive wet bar, fully equipped with shelving and storage for a selection of glassware and spirits. Mix your favourite drink and head through bi-fold doors onto a covered alfresco patio overlooking the pool, making it an idyllic setting for family fun and downtime. The well-appointed kitchen features stone benchtops, a Falcon 6-burner cooktop and double oven, a Miele dishwasher, and an island bench with plenty of room for family cooking sessions. The main bedroom enjoys access to a walk-in robe and ensuite with dual shower heads and a double vanity. It's accompanied by three additional bedrooms (or two plus a study) and a family bathroom with dual shower heads, freestanding bath, shower, and double vanity. A third bathroom caters to the pool area. Zoned ducted cooling and heating, heated floors in the ensuite and family bathrooms, a mix of timber flooring and herringbone parquet, a large laundry, a double remote garage with internal and rear access, and off-street parking for a further two vehicles add to the appeal. Nestled in a quiet cul-de-sac, the residence is zoned for Malvern Valley Primary School and sought-after Ashwood High School, with easy access to East Malvern Station, Chadstone Shopping Centre, and the Monash Freeway. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.