

**96 Kooyong Road, Armadale, Vic 3143**



**Sold House**

Friday, 11 August 2023

96 Kooyong Road, Armadale, Vic 3143

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Michael Armstrong  
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## Contact agent

First class family appeal and timeless 1930s elegance sets the standard for thorough quality within leafy surrounds, well insulated from Kooyong Road relishing a light filled east and westerly aspects on 343sqm approx. Grand proportions and a solid brick building provide that highly sought 'forever home' security, featuring soaring ceilings and a versatile floorplan, also offering scope to refresh/renovate (STCA). A formal dining room and separate formal living room offer zoned entertaining featuring original open fireplaces and treelined outlooks, whilst a secondary open plan living and dining domain comprises a sizeable island bench kitchen with endless storage. French doors welcome easterly morning light, opening out to a spacious alfresco entertaining sanctuary with plenty of space for family enjoyment. First floor environs deliver three generous, sunlit bedrooms with built in robes, serviced by two oversized bathrooms, one featuring spa bath. Additional features include ducted heating, powder room, under stair storage, laundry and off-street parking for two. Truly unbeatable lifestyle convenience places this striking residence mere steps from both High Street and Malvern Road shops, cafes, restaurants and trams, Armadale station, parks and a host of esteemed schools.