

**7/31 Claremont Avenue, Malvern, VIC, 3144**



**Apartment For Sale**

Friday, 30 August 2024

7/31 Claremont Avenue, Malvern, VIC, 3144

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Andrew James

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## Love Life By The Village

Say hello to a modern apartment with a vibrant village vibe, conveniently accessed via McKinley Road. This first-floor apartment offers generous proportions with two spacious bedrooms, featuring contemporary style and not just one but two inviting alfresco zones. Situated on the outskirts of Claremont Village, this apartment enjoys a lush and leafy setting for a relaxed lifestyle. Upon entering through the central hallway, you will appreciate the cleverly designed floorplan that creates an open and spacious atmosphere throughout the naturally well-lit rooms. The dedicated living and dining area framed with floor-to-ceiling windows seamlessly flows onto a balcony, providing a peaceful retreat among the treetops and summer greenery. The impressive kitchen boasts a house-sized layout, complete with fashionable mocha-toned tiles, stone countertops, high-quality gas appliances, a dishwasher, and an adjacent meals area. The generous double main bedroom features built-in robes, while the second double bedroom with built-in robes opens onto a spacious north-facing alfresco terrace, sized to host a large number of guests. The smart modern bathroom is central to the bedroom accommodation and integrates laundry facilities and separate toilet. Additional features of this apartment include secure intercom entry, timber flooring, split system heating and air conditioning and an undercover parking space. This prime location allows for easy access to amenities such as Malvern Station, Glenferrie Road eateries, Malvern Central shopping, Cabrini Hospital, trams, and more. Experience the best of both worlds – a tranquil escape within reach of vibrant city living.