

**1/120 High Street, Glen Iris, VIC, 3146**

**FitchPartners**

**House For Sale**

Friday, 16 August 2024

1/120 High Street, Glen Iris, VIC, 3146

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Independent Family Entertainer Via Mont Iris Road

Immediately impressive behind its own street frontage to Mont Iris Avenue, this craftsman-built family home of some 220sqm provides a luxurious easy-care lockup & leave lifestyle in a prestigious position just moments from leading schools, transport and High Street shopping. One of two flagship residences at the front of a premium gated group, the generous four-bedroom accommodation enjoys multiple north facing living areas, effortless indoor/outdoor entertaining spaces, easy to maintain landscaped sun filled garden of some 305sqm's, oversized remote double garage and secure parking.

### Key Features:

- Premium family home with frontage to Mont Iris Road
- Flagship residence of craftsman-built gated group
- More like a house than a Town House of some 220sqm
- Generous north facing proportions, easy care parcel
- Multiple north facing living areas, stone gourmet kitchen
- Indoor/outdoor entertaining in sun filled private garden
- Main bedroom suite with Walk-In-Robe & full ensuite
- Versatile ground floor 4th bedroom/home office, powder room
- Oversized remote double garage & secure OSP
- Prestigious location close to leading local & private schools
- Walk to Glen Iris Primary, buses, trains, High Street shops

Entirely independent with its own private street entry, a timeless contemporary design reveals its quality in a series of generously proportioned rooms that feature high ceilings, expansive windows and impeccable presentation. Beyond its handsome leadlight entry, large living and dining areas create a fabulous first impression with extensive surrounding glazing capturing northern sunshine and leafy garden views throughout. Sliding glass doors draw back to paved alfresco entertaining areas with a clever auto café awning and a high fenced private garden full of the northern sunshine. A spacious second living/dining domain offers further family flexibility aside a large gourmet kitchen featuring stone benchtops, AEG appliances and extensive storage. Upstairs, a northern retreat is surrounded by a family bathroom and three superb bedrooms, two with excellent BIRs (one with spectacular horizon views) and the main bedroom suite with Walk-In-Robe & full ensuite.

Further highlights include versatile ground floor 4th bedroom/ home office, guest powder room, dedicated laundry with ample storage, elegant bathrooms with excellent storage, ducted heating/cooling, ceiling fans (upstairs), polished hardwood floors (real timber), remote oversized double garage via the remote controlled security gates.

Walk to highly regarded Glen Iris Primary, High Street shops and cafes, buses, trains, Gardiners Creek parkland and playing fields with minutes to Korowa, Sacre Coeur, Caulfield Grammar Junior and the Monash Freeway.