

**1/2-6 Fraser Street, Malvern, Vic 3144**



**House For Sale**

Wednesday, 3 July 2024

1/2-6 Fraser Street, Malvern, Vic 3144

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Rachel Mabey  
0400223126

**\$815,000 - \$895,000**

Expression of Interest Closing Monday 29th July 12pm if not sold prior With internals that dazzle with stylish renovated flair, offering an easy single level design that will suit downsizers and young families. Promising a dream location where you're steps to Malvern Public Gardens and Glenferrie Road and High Street shopping, this 2 bedroom villa unit cannot be missed! Gleaming timber floors are immaculate and flow through the spacious central living zone, which is split into a large dedicated lounge room and private dining area. The designer kitchen overflows with contemporary flair and enjoys gorgeous stone, tiled splashback, and stainless steel appliances including a 900mm cooktop and oven. The main bedroom has access to a sizeable walk-in robe, with the 2nd bedroom delivering built-in robe storage. Other home highlights include a striking modern bathroom with separate bath and shower, laundry with external access, easy rear courtyard, and a single garage. You're an easy stroll to all the superb restaurants, cafes, supermarkets, and boutique shops on and around Glenferrie Road and High Street. You're also in close proximity to Malvern Cricket Ground, Malvern Central School, Auburn High School, Harold Holt Swim Centre, Malvern Road shops, buses, trams, Tooronga Station, and Citylink. Disclaimer: Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.