

**2 Lysterville Avenue, Malvern, Vic 3144**



**House For Sale**

Wednesday, 21 February 2024

2 Lysterville Avenue, Malvern, Vic 3144

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 548 m2**

**Type: House**



John Morrisby  
0398645000



Kellie O'Neill  
0414652231

## **Expressions of Interest - \$2,349,000**

Expressions of Interest Offering a warm and inviting ambience, combined with generous proportions, this single level home allows for a low maintenance lifestyle in a highly sought after location close to Glenferrie Road, Malvern Central, transport and is zoned for Malvern Primary School. Privately and securely sited with a double gate carport entry amongst established cottage gardens, this brick residence offers 3 double bedrooms plus fitted study, main with stylish ensuite. The gracious formal living room with open fire place provides year round comfort, whilst the light filled open plan living and dining commands garden views and is adjacent to the character kitchen, meals area. The private alfresco area with highlight pergola allows for extensive alfresco entertaining. Further features include video security, high quality fixtures and fittings, ducted heating, floor heated bathrooms, Air conditioning and workshop.