

**48 The Boulevard, Malvern East, Vic 3145**

**House For Sale**

Tuesday, 25 June 2024



48 The Boulevard, Malvern East, Vic 3145

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Brett Phelan  
0417464075



Jacqui French  
0420818682

## **\$1,100,000 - \$1,200,000**

Pretty as a picture and soaked in natural light, this enchanting home seamlessly blends modern allure with single-level convenience, positioned opposite the tranquil green expanses of Malvern Valley Golf Course. Set in low-maintenance surrounds and accentuated by the warmth of timber floors and northern sun, platinum presentation highlights an open-plan living/meals area, contemporary well-appointed kitchen, 3 bedrooms (main with ensuite/WIR) and immaculate bathroom. A prized opportunity to enter this prestigious suburb, also alluring as a downsizer or investor opportunity, complete with split system AC, large paved courtyard, single garage and off street parking. Secure a "hole-in-one" location, moments to hectares of parkland, leading schools, train station, Monash freeway and Chadstone Shopping Centre.\* Please Note\* Buxton Real Estate may refuse to provide further information about the property should you prefer not to disclose your Full Contact Details including Phone Number. Photo id required upon entering the property.