

11 Mont Iris Ave, Glen Iris, VIC 3146

Sold - 21/11/2024

House 4 2 1



Modern Living in Verdant Surrounds

Graceful with enduring beauty, this evocative Californian Bungalow embraced by greenery and private leafy vistas proudly retains its character and charm whilst effortlessly adapting to modern family living. A landscaped front garden thoughtfully planted with indigenous natives introduces the classic façade with a side driveway providing ample off street parking, a carport and double remote garage with internal access.

Open for Inspection

By Appointment.

The welcoming entrance features beautiful original timber floors and opens to a formal lounge enhanced by French doors flowing to a deck overlooking the front garden. Further down, the casual living and entertaining domain unfolds with the gourmet kitchen unveiling abundant cabinetry, an island bench to gather around and premium appliances such as an ILVE five burner gas cooktop and Bosch dishwasher adjoining the spacious family room warmed by the wood heater with separate dining zone; all opening via glass sliders to the exquisite backyard and gardens enveloping the home, highlighted by a large deck underneath a vine laden pergola, a paved entertaining zone with fire pit, lush lawn with ample room for the kids and pets, designated vegetable garden with raised wicking beds, chicken coop, shed and additional secure parking for a caravan or boat.

Back inside, the substantial main suite features a walk-through robe to the ensuite and a home office/fifth bedroom provides a great place for those working remotely or studying. Zoned accommodation upstairs allows space for older children to retreat with a rumpus room central to three spacious and sunlit bedrooms fitted with built in robes, family bathroom with luxe bath and a powder room. All upstairs rooms benefit from the elevated position with serene treetop and garden views providing privacy as well as a peaceful outlook.

With consideration given to sustainability through 4.2kw of solar power, 7000l water tanks, full insulation and double glazing, comforts aren't forgotten with a full-size laundry and additional toilet, ducted heating, evaporative cooling and ceiling fans while storage is well catered for with under-stair and attic storage. Ideally located in a leafy precinct attracting native birdlife, this family friendly position is an easy walk to Ashburton Village, three train stations, Ferndale and Gardiners Creek trails, surrounding parkland and sporting ovals with proximity to esteemed schools, Chadstone Shopping Centre and M1 access.

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