

**26 Van Ness Ave, Glen Iris, VIC 3146**

**Sold - \$1,710,000**

House   



## SOLD AT AUCTION

Abundant Opportunities Await, Limited Only by Imagination

Behind a picturesque picket fence, discover a fresh blend of period elegance and modern comfort with the impeccable, light and airy home showcasing a well-conceived layout featuring an open plan lounge and dining area basking in northern sunshine, fully renovated kitchen complete with premium Bosch appliances and island bench, spacious master bedroom fitted with built in robes and study nook, second bedroom (BIRs), stylish bathroom with standalone bathtub and oversized shower plus a separate laundry.

Simple, timeless interiors incorporating a calming colour palette, timber floors, wool carpet, plantation shutters and ducted air-conditioning are complemented by seamless flow via a large sliding door to the undercover alfresco entertaining deck overlooking a sprawling rear yard promising endless possibility.

Unveil your vision for the ultimate investment venture; exploring sub-division options, a complete rebuild or utilise concept drawings for a luxurious four-bedroom home to be built at the rear (STCA). Move in and enjoy the modernised existing home or rent it out while you explore your development options in the expansive rear yard.

Nestled within a quiet tree-lined street, moments from Ferndale Park with easy access to trams, trains, buses and the M1 freeway, an idyllic northern aspect is bestowed upon this allotment of 606sqm (approx.).

With the value-added bonus of ample off street parking, garage and garden shed, the locale provides an easy walk to St. Cecilia's Catholic Primary School, Camberwell South and Glen Iris Primary Schools and proximity to Tooronga Shopping Centre, Back Creek Reserve, Glen Iris Pantry, speciality shops and cafes, Leo's Supermarket, Glen Iris Station, tram, bus stop and Camberwell Junction.

Shelter Real Estate Glen Iris

**Open for Inspection**

By Appointment.

### Listed By

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