

30A Peate Ave, Glen Iris, VIC 3146

Sold - 9/11/2024

House **3**  **1** 



Period Charm, Extended Design and Sweeping Views (493sqm app)

In a prized position with extended design and an elevated outlook, this charming semi-detached Art Deco home presents a comfortable and versatile layout, with scope for further extension (STCA), all in a convenient family pocket.

Open for Inspection

By Appointment.

Hardwood joinery, polished timber floors, high ornate ceilings, picture rails, decorative fireplaces and leadlight windows encapsulate timeless elegance. The flexible floorplan incorporates three large bedrooms (two with extensive built in robes), a sophisticated and sizeable central bathroom with separate bath, an impeccable kitchen equipped with European appliances plus a dining area leading to a spacious, light-filled living domain with seamless flow to the sensational deck, affording a magnificent tree-top vista to the City.

Stroll down the steps to explore the lovingly landscaped garden, an impressive highlight featuring a lush lawn and brick-paved patio surrounded by cottage gardens beds back-dropped by Silver Birch trees, David Austin roses, Magnolias and Plum trees.

Additional stand-out features of the home include a concealed laundry, plantation shutters, excellent internal storage, ducted heating, reverse cycle air-conditioning as well as expansive under-house storage and off-street parking for two cars.

Close to Camberwell South and St Cecilia's Primary Schools, Gardiners Creek cycling and walking trails, Bowen Gardens, Back Creek Reserve, Nettleton and Ferndale Parks plus Tooronga Village and Camberwell Junction shops, dining and entertainment. Easy access to the Monash Freeway, a short walk to Gardiner train station and bus at the end of the street.

Shelter Real Estate Agents Glen Iris

Listed By

Daniel Reynolds

Phone: (03) 9889 3990

Daniel Reynolds

Phone: (03) 9889 3990



Listing Number: 3448838