

45 Dent St, Glen Iris, VIC 3146

Sold - \$2,240,000

House 4 2 1



Substantial Family Accommodation in Favoured Locale

Nestled in tree-lined Glen Iris, enjoying one of the area's most convenient locations just moments from Gardiners Creek cycling and walking trails, Ashburton Village plus proximity to trains and easy M1 access; this classic clinker brick family home is a real surprise package.

Open for Inspection

By Appointment.

Offered in immaculate order throughout, period detailing such as picture rails, timber floorboards and an open fireplace merge seamlessly with modern comforts including ducted heating, ceiling fans and reverse cycle heating/cooling.

The flexible layout incorporates a formal lounge and dining room at the front of the home enjoying the north/west aspect and spacious casual living at the rear with a gourmet kitchen featuring premium European appliances, granite benchtops, walk in pantry and breakfast bar overlooking a family room and separate dining zone with integration to the sunny alfresco deck and low maintenance rear garden; bordered by established trees delivering tranquillity and privacy.

The accommodation is extensive comprising three downstairs bedrooms displaying leafy outlooks (two with built in robes) accompanied by the family bathroom with bath and sensational sprawling parents retreat upstairs fitted with built in robes boasting a rear garden vista, separate study and renovated bathroom.

Copious attic storage, plentiful cupboard space plus a large laundry with external access and a separate toilet are all added features internally while storage sheds, a double carport, lock up garage plus additional off street parking behind a secure remote controlled gate enhance the outdoor domain. Esteemed primary and secondary schools, sports ovals, amenities and an array of dining and shopping options are all within easy reach.

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