

**54 Florizel St, Glen Iris, VIC 3146**

**Sold - \$2,880,000**

House  



## Contemporary, Functional Spaces Capitalising on a North/West

The vision of providing contemporary, functional spaces to capitalise on a north/westerly aspect capturing abundant sunlight and the city skyline view is superbly met by this family home. Offering quick and easy access to parkland, Ferndale and Anniversary trails, trains, trams and both Ashburton and Hartwell Villages with shops and dining options, sought after Summerhill Estate doesn't disappoint.

### Open for Inspection

By Appointment.

Privately set behind established gardens, the home is spread across multiple levels to meet the needs of growing families; with the first floor comprising an inviting formal lounge with garden vistas warmed by the open fireplace, large home office with in-built cabinetry, main suite featuring French doors opening to the private front garden oasis and a walk-through dressing room to the ensuite, second bedroom (BIRs), bathroom and laundry.

Family life is centred around the expansive living and entertaining domain incorporating an impeccable kitchen equipped with ILVE and Miele appliances featuring an island bench and breakfast bar overlooking the dining zone. Step down to the family room with walls of glass sliders allowing seamless integration to the wrap around alfresco terrace, heated slimline pool with water feature and rear yard with storage shed/workshop.

Upstairs delivers a well-considered retreat with two bedrooms (BIRs) fitted with study nooks and a central rumpus room with terrace balcony and kitchenette, all serviced by a family bathroom with separate bath and powder room. High ceilings, polished floorboards, ducted heating/cooling, ducted vacuum, under-stair and roof storage, ceiling fans and ample off-street parking included.

Located on one of Glen Iris's most picturesque leafy streets, this home offers proximity to schools and parklands, including the Centenary Trail, Summerhill Park, and Hill 'n' Dale Park. You'll also enjoy easy access to Ashburton and Hartwell shopping, as well as Toorak Road and Burwood train station.

Nestled on one of Glen Iris's most picturesque leafy streets, this home embodies everything you desire in a beautiful family residence.

Shelter Real Estate Agents Glen Iris

### Listed By

Daniel Reynolds

Phone: (03) 9889 3990

Daniel Reynolds

Phone: (03) 9889 3990

