

**8 Beatrice St, Glen Iris, VIC 3146**

**Sold - 28/08/2024**

House 4 3 1



## First Class Family Spaces In Prized Position

Beautifully blending its Art Deco elegance with generously renovated modern spaces, this four-bedroom three-bathroom home conveys irresistible family appeal in an equally enticing position just a short stroll from popular Hartwell Primary, Toorak Road trams, and trains to leading private schools.

**Open for Inspection**

By Appointment.

Positioned on a quiet family street, high ornate ceilings, leadlight windows and exposed timber joinery adorn its elegant original proportions before impeccably extended family areas and a large upstairs kids' domain provide ideal accommodation for a contemporary family way of life.

Full of northern sunshine, a wide central hall leads to refined formal sitting and dining rooms with gas fireplaces, flowing through expansive open plan living and dining to indoor/outdoor entertaining and the private, family-friendly rear garden.

A generous ground floor main bedroom enjoys its own private domain with extensive built-in robes and a nearby bathroom whilst a second ground floor bedroom, also with robes, is served by a large laundry complete with shower and WC. Upstairs, a generous, light-filled retreat is surrounded by two additional oversized bedrooms featuring built-in robes and drawer storage, and a full-size family bathroom featuring double vanity and separate WC.

Further highlights include a central, stone-finished kitchen with Bosch appliances, ducted heating/cooling, high ceilings throughout, hardwood timber floors, garage/shed and off-street parking.

Move straight in and enjoy just a short walk from local cafes, Ferndale Trails and Hartwell Sports Ground with minutes to Leo's Fine Foods, PLC and other leading private schools.

Shelter Real Estate Agents Glen Iris

### Listed By

Daniel Reynolds

Phone: (03) 9889 3990

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