

**8 Nyora Rd, Glen Iris, VIC 3146**

**Sold - 27/08/2022**

House 3  1 



## NO HERITAGE OVERLAY – BUILD IN PREMIUM LOCATION

Perched on the crest of the hill in a blue chip Glen Iris Heights address, this 1930's home and its large, elevated parcel hold the keys to one of the south east's most envied family lifestyles. Gazing north to the horizon, the home's largely original proportions certainly provide scope for renovation/extension but the opportunity to design and build a brand-new luxury home (STCA) on such an impressive 648sqm (approx.) parcel in this prestige location is what generates the most excitement here.

### Open for Inspection

By Appointment.

Offered for only the second time since its construction c.1937, its charming clinker brick façade hides two living domains, one facing north over the front garden, the other with an original open fireplace, three bedrooms including a sun filled main with built in robes, separate studio and original kitchen and bathroom. At the rear, a deep garden extends out to include the original garage now used as storage alongside a carport and multi off street parking. Other features include high ceilings, exposed timber joinery and ducted heating.

Explore options to update, move in or rent out as you consider your future plans in this prized family location just a short stroll from High Street shopping and dining, buses, trains and acres of Ferndale parkland and walking trails with highly regarded Glen Iris Primary, leading independent schools, Leo's Fine Foods and the Monash Freeway all easily reached.

Shelter Real Estate Glen Iris

### Listed By

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