

**2/10 Van Ness Ave, Glen Iris, VIC 3146**

**Sold - \$1,180,000**

Unit 3  1  1 



## Flawless, Low-Upkeep & Beautifully Refreshed

In a first-class position nestled in a boutique group of only 4, this beautifully refreshed single-level villa provides an enviable lifestyle of modern chic and ease.

Relishing absolute privacy, neutral tones and timber floors inspire relaxed living, with an open-plan layout merging with a stylish kitchen featuring stone benches and Bosch cooking appliances.

Three light-filled bedrooms are all fitted with BIRs and share a modern fully-tiled dual-vanity bathroom, complemented by ducted heating evaporative AC, private entertaining deck and courtyard on Title, front terrace and single garage.

Suited to downsizers, young families and investors, moments to Ferndale Park, local primary schools, Back Creek Reserve, Glen Iris Pantry, speciality shops and cafes, Leo's Supermarket, Glen Iris train station, tram, bus stop and Camberwell Junction.

Shelter Real Estate Agents Glen Iris

### Open for Inspection

By Appointment.

### Listed By

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