



MARSHALLWHITE

1/12 Van Ness Avenue  
Glen Iris



## Sophistication, Space and Superior Lifestyle

With superb street frontage, this impressive solid brick, Federation-inspired townhouse showcases substantial, sophisticated and simplistic family living in a premier location. The immaculate dual-level layout comprise of sundrenched lounge, elegant wrap-around kitchen overlooking open plan living/dining, office/4th bed, powder, fitted laundry and private courtyard. Upstairs presents three robed bedrooms including generous main with WIR & modern ensuite, plus original family bathroom & study zone. Additions include ducted heating, RC heating/cooling, intercom, DLUG & OSP. Land size 280sqm approx.

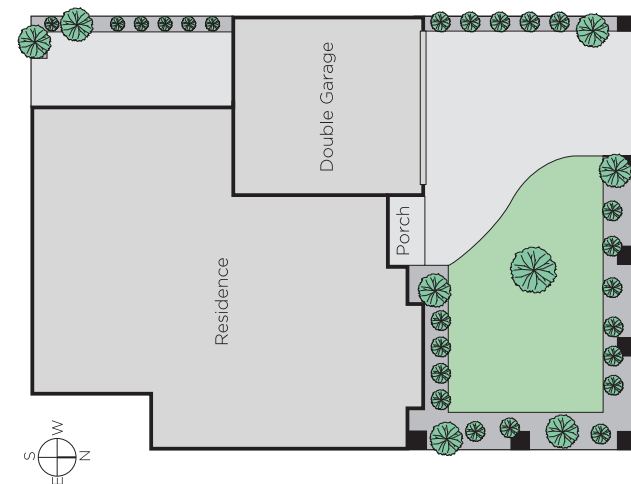
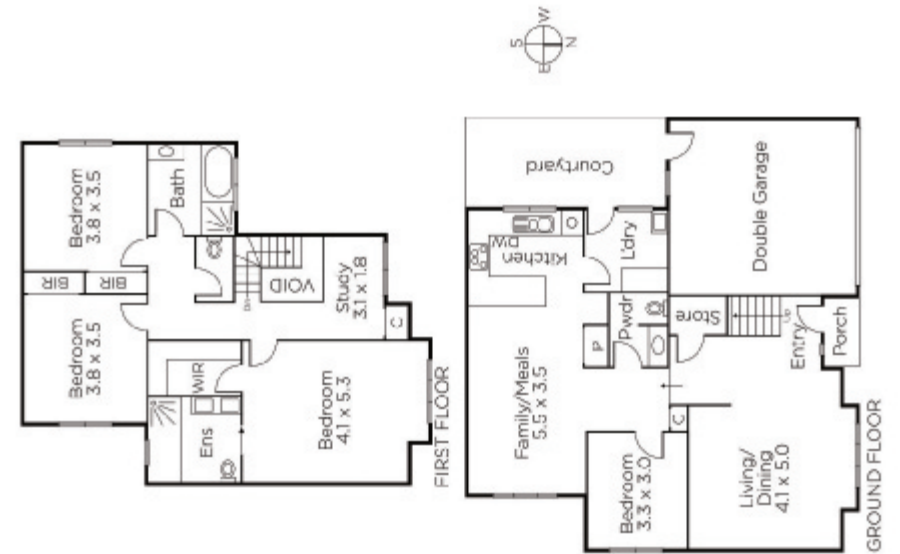
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Auction Saturday 27th October at 9.30am

**Todd Braggins**  
0424 552 238

**Monica Rezk**  
0413 596 342

**Zali Reynolds**  
0422 576 049



  
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801 Glenferrie Road, Hawthorn

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