



MARSHALLWHITE

17 Ferncroft Avenue  
Malvern East

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## Rare Opportunity, Parkland Precinct

Offering a picturesque presence nestled into Hedgeley Dene Gardens, this charming 4 bedroom 1920's brick home boasts not only generous proportions, abundant natural light & landscaped gardens but also excites with parkland along both its north side & rear of the residence. Comfortably presented, this extensive property comprises light filled formal living/dining enhanced with ornate ceilings & bay windows. The open plan kitchen & family room lead to an impressive deck & lush deep garden amplified by the beauty of the surrounding park. Also downstairs are main bedroom with built in robe, 2nd bedroom with built in robe & bathroom. Upstairs delivers 2 further bedrooms with built in robes, bathroom & study/retreat, all boasting grand upper leafy vistas throughout. Majestically situated this ever green allotment entices grand ambitions with scope to renovate or rebuild in this tightly held position (STCA). Includes ducted heating, R/C air conditioning, laundry with WC, alarm, watertank, garden shed & cubby. Desirably situated near Central Park, Hedgeley Dene Gardens, Gardiners Creek cycle and walking trail & abundant parklands freeway, tram, Darling Station, eateries, shopping & leading schools. Land: 819sqm approx.

[17ferncroftavenue-malverneast.com](http://17ferncroftavenue-malverneast.com)

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Auction Saturday 28th April at 12.30pm

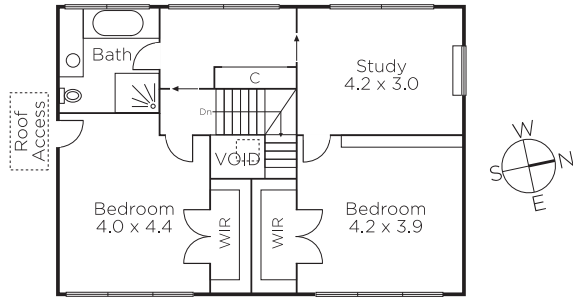
**Samantha Kallend**  
0478 580 797

**James Tomlinson**  
0408 350 684

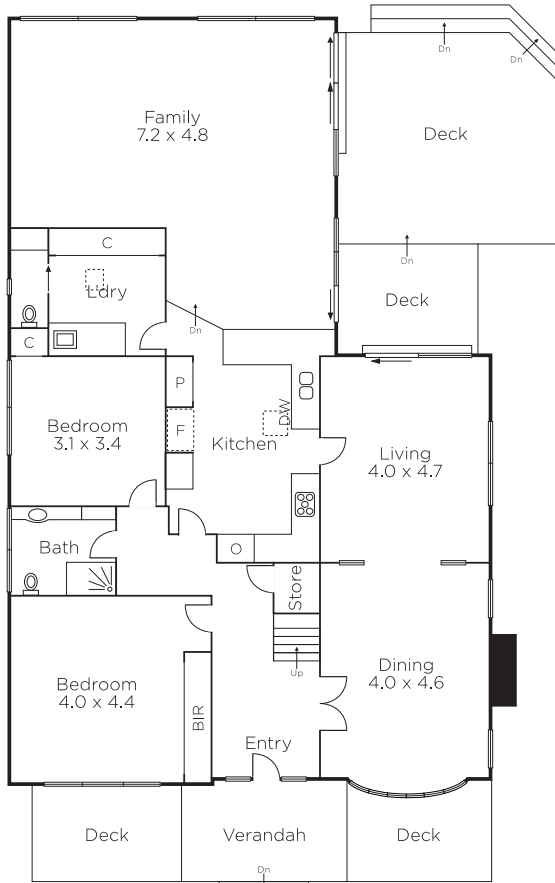
**Hugh Tomlinson**  
0409 427 483

  
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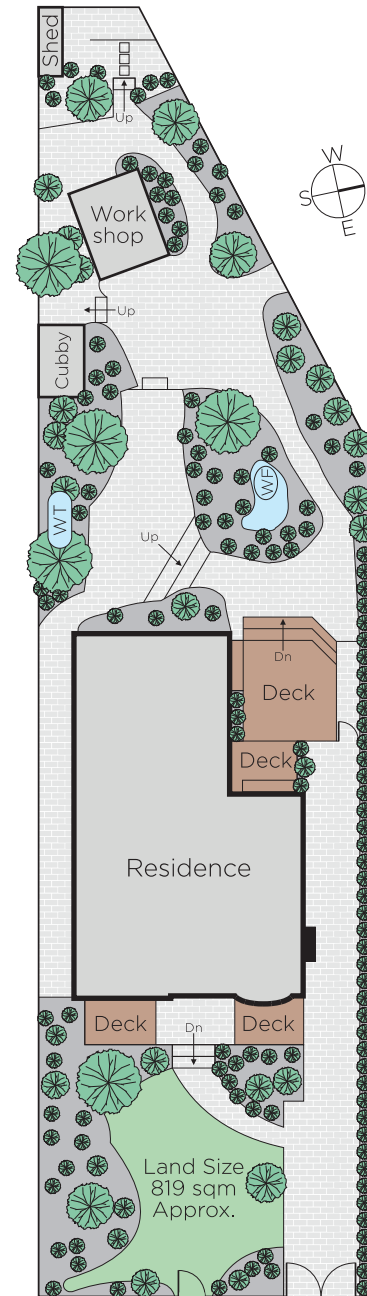
1111 High Street, Armadale



FIRST FLOOR



GROUND FLOOR



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