



  
MARSHALLWHITE

17 Toorak Avenue  
Toorak





## Elegance and Exclusivity

Distinguished by elegant lines, gracious proportions and a glorious North-facing garden and pool setting, this captivating c1920's solid brick residence responds impeccably to all the requirements of modern family living in a coveted pocket close to a range of elite schools, Kooyong Village and station, parks and trams. Pale timber floors and high ceilings add to the wonderful sense of space and light throughout. The welcoming entrance hall introduces a refined library/study and elegant sitting room with an open fireplace. Perfect for both relaxed living and lavish entertaining, the intelligent floor-plan connects the gorgeous dining room, living room, well-appointed kitchen and a large retreat with an expansive North-facing terrace overlooking the deep picturesque private Murray Collins (The City Gardener) designed garden with pool. A generous main bedroom with walk in robe and stylish en-suite is bathed in natural light as are the 3 additional double bedrooms with BIRs and 2 family bathrooms. Superbly appointed with plantation shutters, hydronic heating and evaporative cooling, laundry features a drying cabinet and laundry chute, irrigation, auto gates, roof and under-house storage and double carport. Land: 956sqm approx.

[17toorakavenue-toorak.com](http://17toorakavenue-toorak.com)

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Auction Saturday 28th October at 2.30pm

Richard Mackinnon 0414 822 579

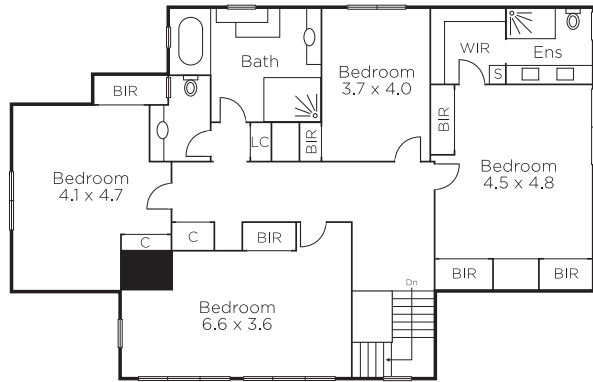
Bernadette Kiraly 0401 656 052

Fraser Cahill 0400 592 572

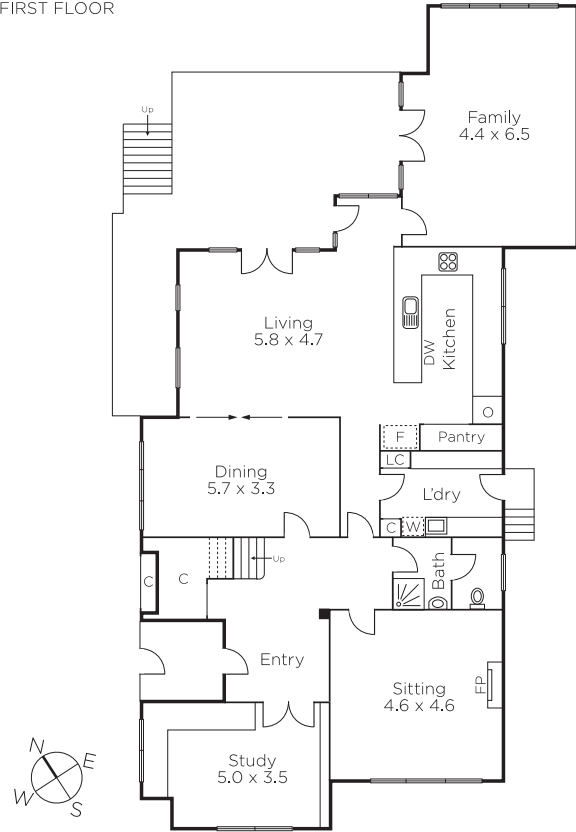
1111 High Street Armadale

[marshallwhite.com.au](http://marshallwhite.com.au)

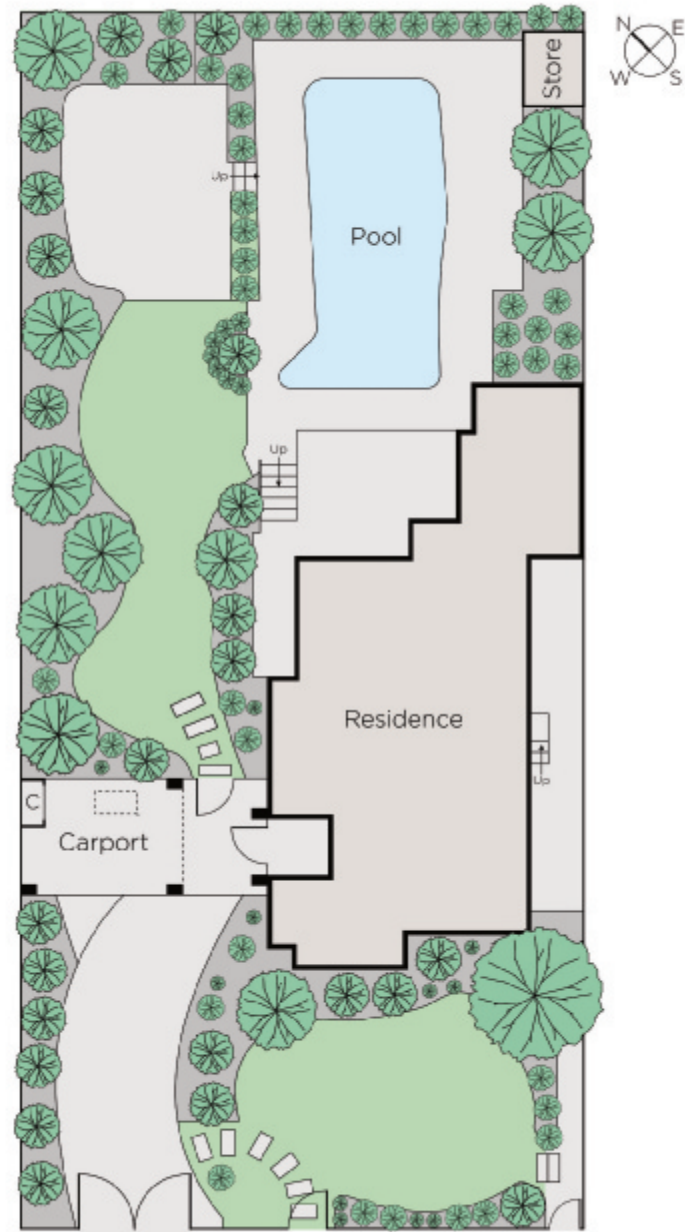
  
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FIRST FLOOR



GROUND FLOOR



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