



MARSHALLWHITE

1A Nirvana Avenue  
Malvern East





chocolate



## Quality & Style in an Ultra-Convenient Location

A canopy of plane trees flowing along Nirvana Avenue forms a leafy back-drop to this stylishly appointed town residence, which is ideally positioned in an ultra-convenient location. Introduced by an eye-catching street presence, the interior features strategically positioned windows designed to capture natural light supporting a flowing interior with polished timber floors, quality appointments and garden vistas from the living areas. The accommodation comprises a study or fourth bedroom, downstairs main bedroom with WIR and pristine ensuite, generous family living and dining incorporating a sleek CaesarStone and Miele equipped kitchen, opening through bi-fold doors to a north-facing covered deck and low maintenance garden - ideal for indoor/outdoor living and entertaining; plus a laundry and powder room. Whilst upstairs have two bedrooms with BIRs, one with a WIR/attic, and a family bathroom. Other features include alarm, zoned ducted heating and cooling, fully-tiled bathrooms, exceptional storage including roof, rain water tank and remote garage with internal access and tandem off-street parking.

4  2  1 

Auction Saturday 11th August at 10.30am

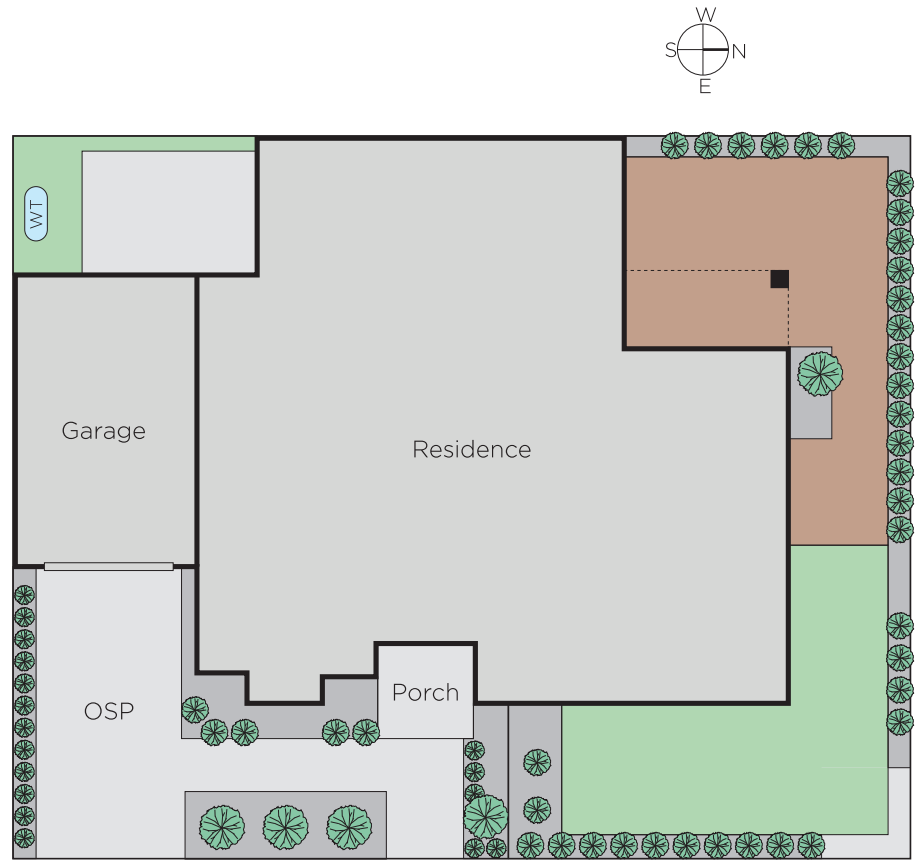
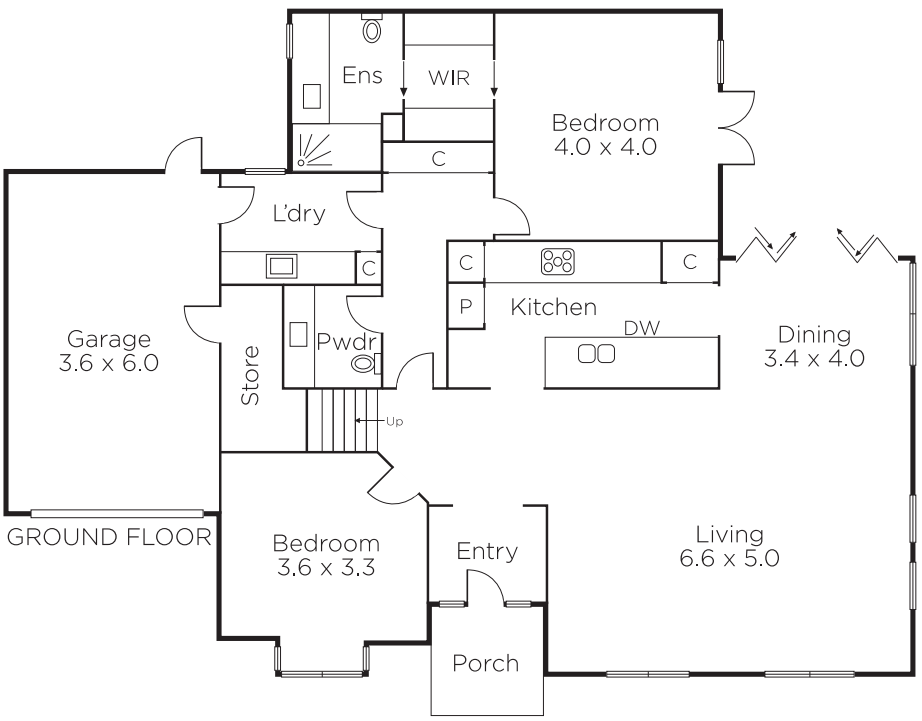
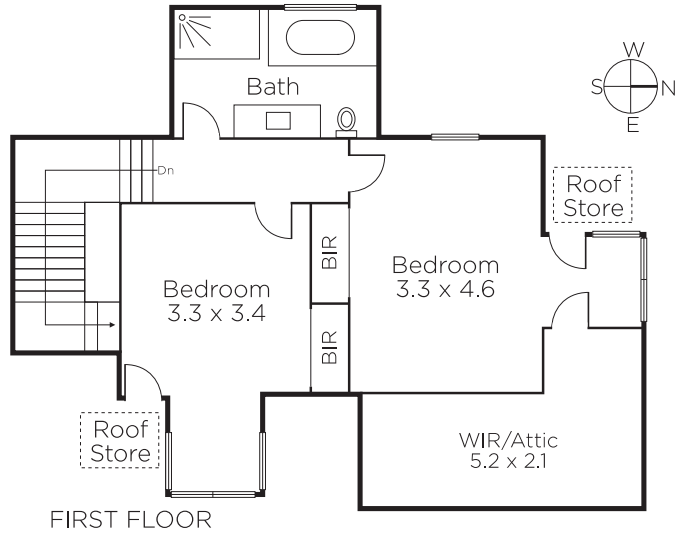
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