



## Sublime Executive Elegance

A timeless classic design, generous proportions, lavish finishes and a coveted location near Malvern Gardens, schools, trams and Malvern Village illustrate this stunning executive residence's perennial appeal. Oak parquetry flows through the wide hall to an elegant sitting room (gas fire), expansive living and dining room and gourmet kitchen opening to a private north courtyard. Sky-lit stairs lead up to the main bedroom with marble ensuite and built in robe, two additional bedrooms (robes) and a marble bathroom. Includes alarm, video intercom, powder-room and basement level laundry, store-room and 2 car garage.

1cglenviewavenue-malvern.com



Auction Saturday 24th June at 12.30pm John Manton 0411 444 930 Andrew Hayne 0418 395 349 Jack Moss 0439 378 954

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GROUND FLOOR

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