

40.57m

680sqm  
(approx.)

16.76m

  
MARSHALLWHITE

20 Beatrice Street  
Glen Iris





## Inviting Style or Significant Opportunity

Superbly refurbished with considerable flair, this substantial c1956 brick residence's generously proportioned, stylish and sun-drenched dimensions offer immediate family appeal in an enviable location just moments from Hartwell Reserve, Burwood station, schools, Leo's Supermarket and Ashburton Village. Alternatively the 680sqm approx. allotment with potential city views is also ideal as the site for a new luxury home designed to your own specifications or development (STCA). The combination of timber floors and natural light flow creates wonderful first impression in the entrance hall, study or 5th bedroom, dining room and expansive living room with a wood fire heater. The modern kitchen with 90cm Smeg oven and casual dining area leads out to the deep private garden and double garage. The spacious main bedroom with chic ensuite and built in robe, two additional double bedrooms and a designer bathroom with freestanding bath are downstairs while a 4th bedroom and retreat are upstairs. A sensational opportunity, whichever path is taken.

[20beatricestreet-gleniris.com](http://20beatricestreet-gleniris.com)

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Auction Saturday 27th May at 2.30pm

Daniel Wheeler 0411 676 058

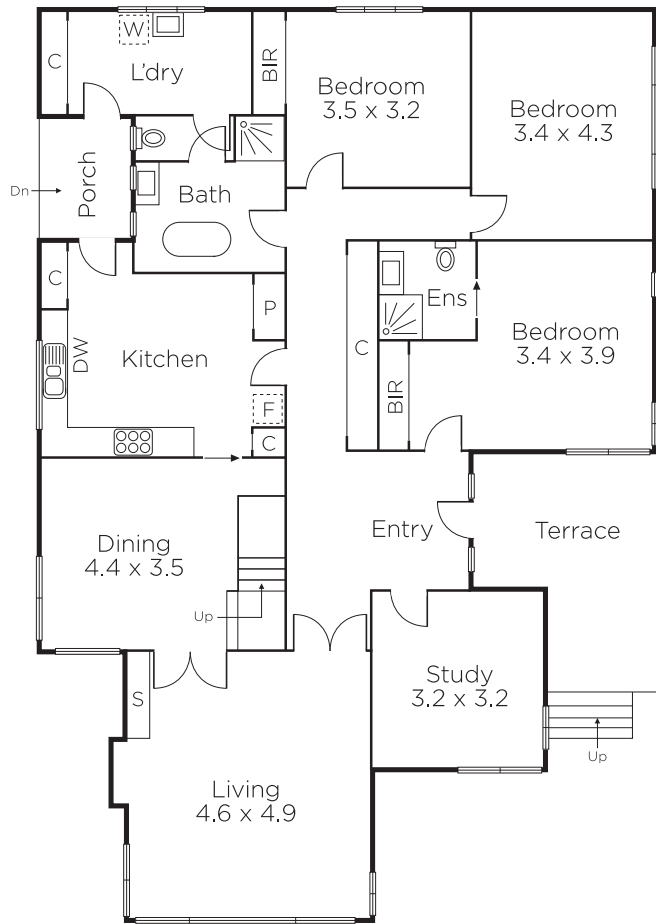
Justin Krongold 0403 163 355

Jason Brinkworth 0416 006 282

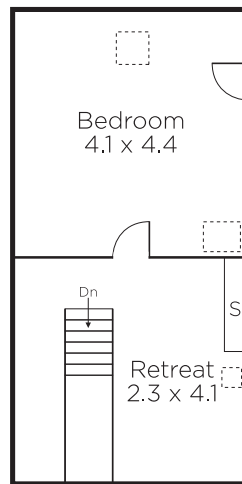
1111 High Street Armadale

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

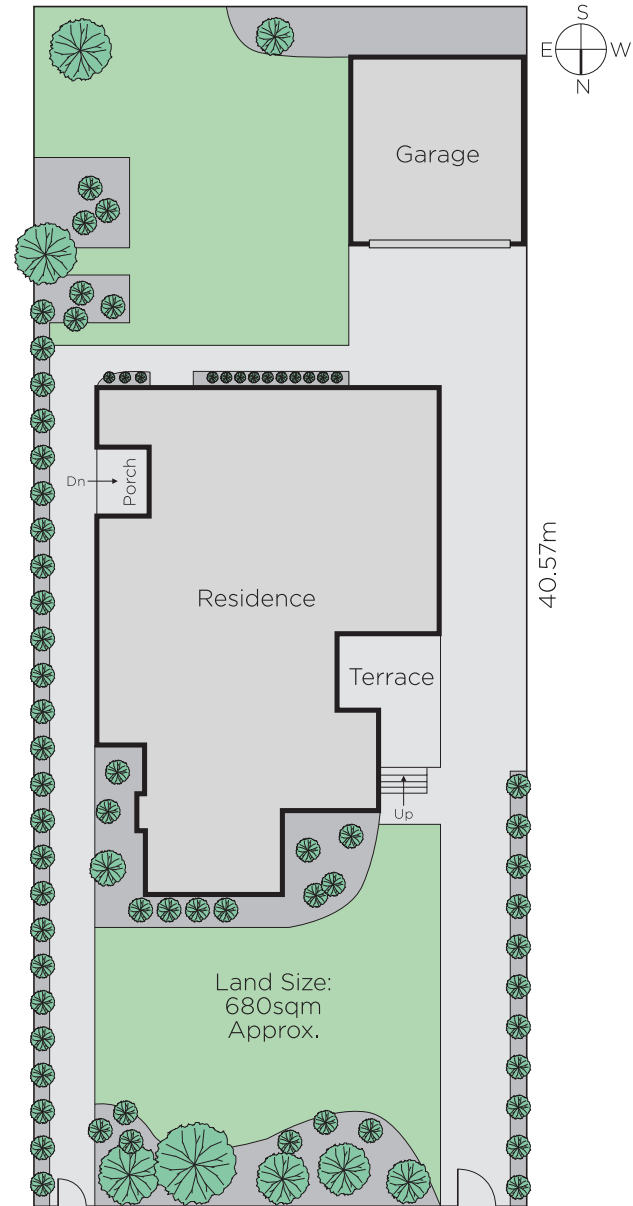
  
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GROUND FLOOR



FIRST FLOOR



16.76m

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