



MARSHALLWHITE

22 Mount Ida Avenue  
Hawthorn East





Actual View

## A Superior Family Lifestyle with City Views

Defined by an impressive street presence & distinctive rendered façade this contemporary family residence delivers a magnificent interior over three levels featuring generous living & entertaining areas of the highest standards. Securely protected by high fences it is positioned moments from Tooronga Village & Camberwell Junction & public transport options. With easy access to an array of prestige schools, CBD/ CityLink, Anderson Park or Gardiners Creek trails. The refurbished light-filled interior is geared to zoned family living featuring polished timber floors, entrance hall, formal sitting & dining or downstairs fifth bedroom, study & powder room. The family living area includes a stylishly appointed CaesarStone hostess kitchen with Ilve S/S stove & Bosch integrated dishwasher leading to a wide deck with City glimpses & overlooking a solar heated pool & spa. Upstairs has 4-bedrooms including a main bedroom with ensuite plus panoramic tree-top & City skyline views & a family bathroom. Whilst the lower level has a rumpus/ games room, bathroom/laundry & cellar storage. Other features include ducted heating & vacuum plus upstairs cooling, R/C air conditioner (family living), rem/dble garage+OSP. Land: 776sqm approx.

[22mountidaavenue-hawthorneast.com](http://22mountidaavenue-hawthorneast.com)

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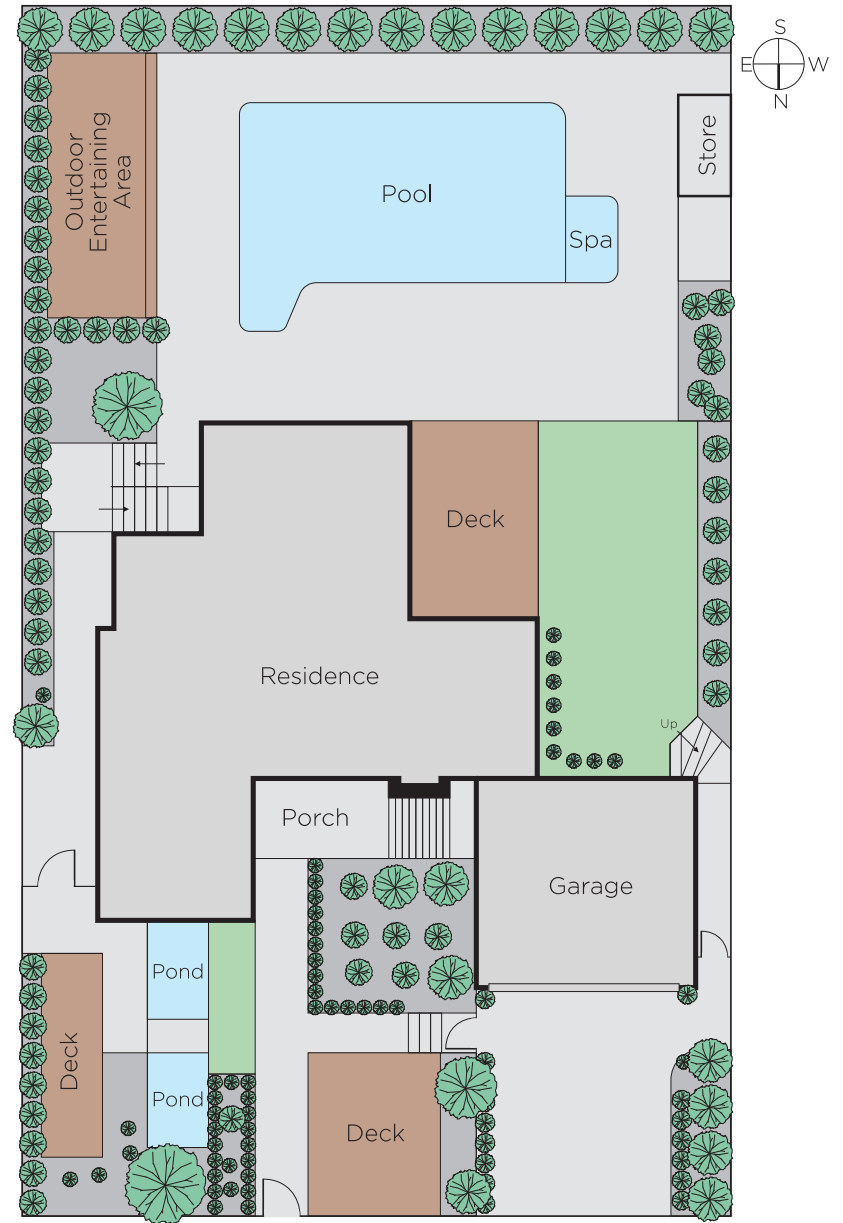
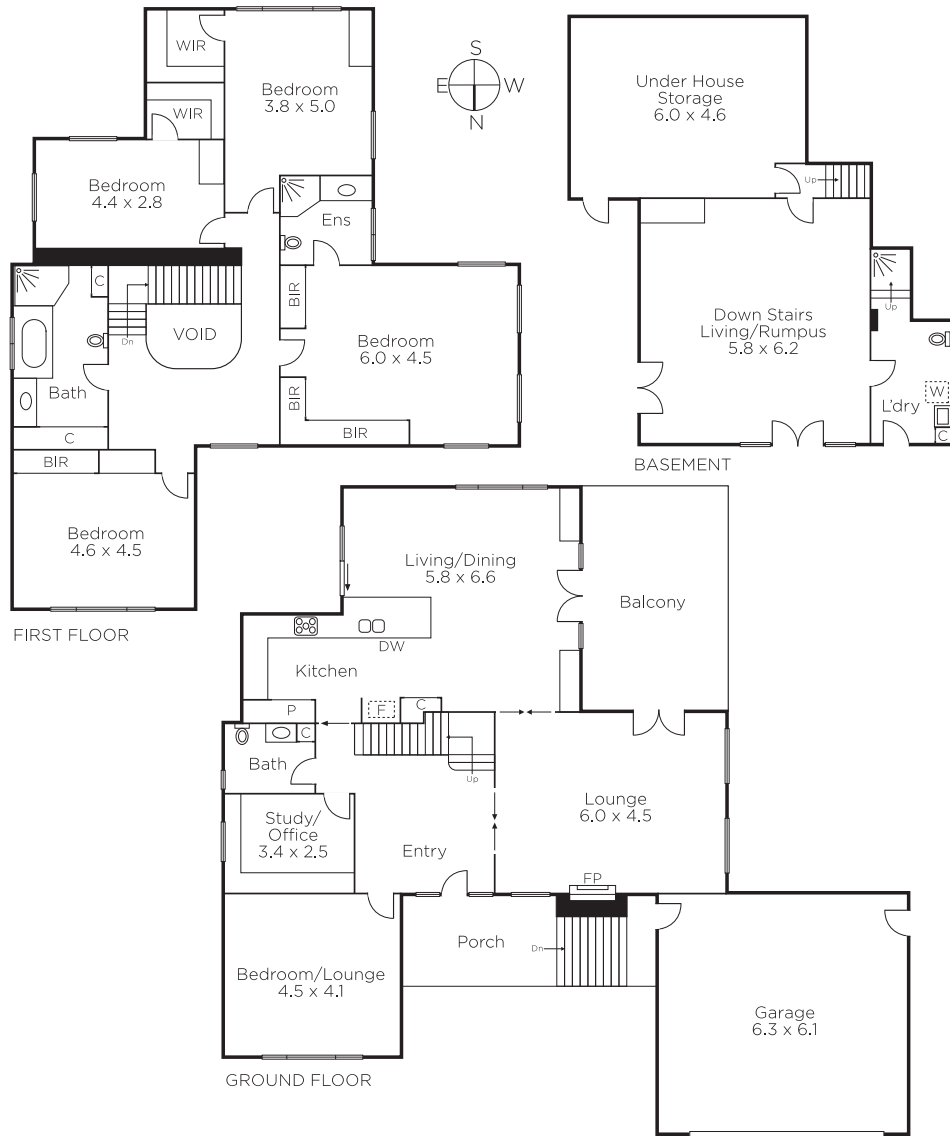
Auction Saturday 3rd March at 12.30pm

**Scarlett Hang**  
0405 054 888

**James Tostevin**  
0417 003 333

  
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801 Glenferrie Road, Hawthorn



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