



MARSHALLWHITE

250 Wattletree Road  
Malvern





## Unbeatable Family Appeal

Impressive in style and stature, this glorious solid brick c1920's Edwardian residence renovated with impressive flair by Wendy Nettle, brilliantly combines the elegance and proportions of the era with wonderful contemporary style. The memorable result effortlessly caters to every modern family requirement walking distance to schools, Malvern station, shops and trams. Framed by a lush established garden and wide tessellated verandah, the entrance hall featuring high ceilings and timber floors introduces a refined formal sitting and dining room with open fireplace, fitted study or home office and a generous living or media room. Natural light streams through the gourmet kitchen boasting stone benches, Miele appliances and a butler's pantry and the spacious family living and dining room opening to a private landscaped garden. The beautiful main bedroom with designer en-suite and walk in robe is matched by three additional double bedrooms with built in robes and two stylish bathrooms. Includes an alarm, laundry, irrigation and internally accessed double garage. Situated on the corner of Lysterville Ave, it also offers outstanding potential as a boutique development site (STCA). Land size: 723sqm (approx.)

[250wattleteroad-malvern.com](http://250wattleteroad-malvern.com)

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Auction Saturday 23rd June at 11.30am

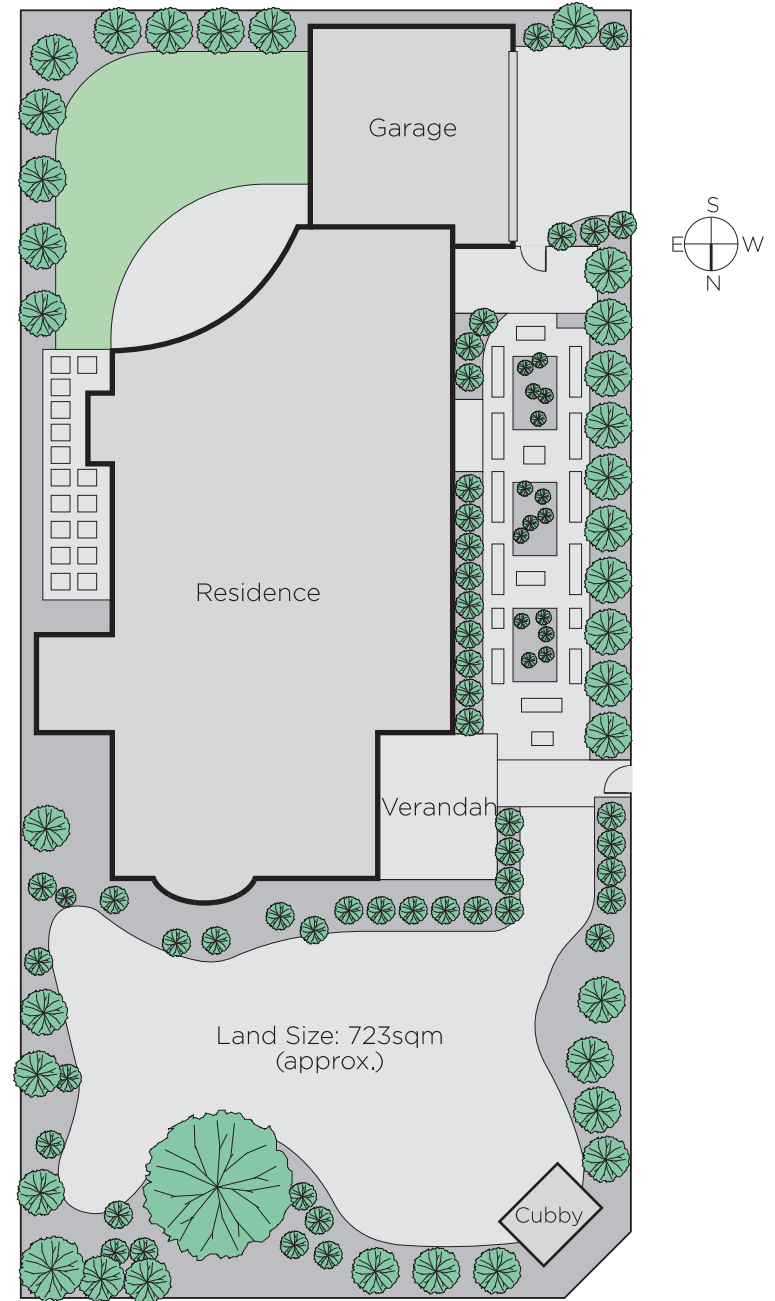
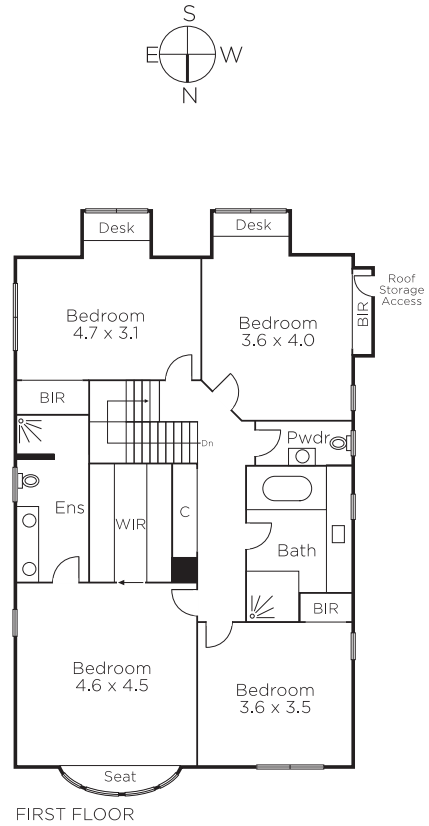
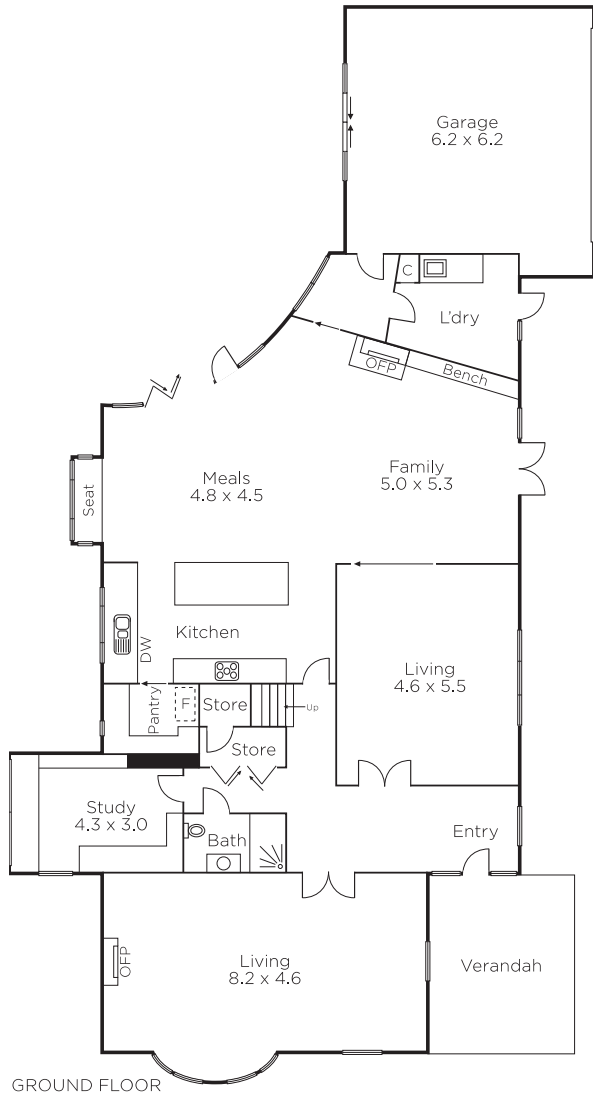
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**MARSHALLWHITE**

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