



MARSHALLWHITE

27 Rothesay Avenue  
Malvern East





## Enduring Family Appeal and Character

Displaying all the charm and character of the Arts and Crafts period design this instantly appealing example is highlighted by its spacious proportions, zoned family accommodation and flexibility over two levels with a preferred northern rear aspect. With its lifestyle benefits underpinned by an outstanding location in a quiet tree-lined street, close to sought-after East Malvern amenities and lifestyle benefits. Occupying a generous allotment with mature Oak and Elm trees, the home was originally constructed in the 1920s and previously renovated and extended preserving its period features including coloured leadlight glass and timber fretwork. The interior features four bedrooms or three plus study, two family bathrooms, a large formal sitting room with OFP and an upstairs attic-style retreat with views to the Mount Dandenong ranges. Complemented by a stylish Caesarstone kitchen with Asko and Smeg stainless steel appliances, dining and adjacent laundry flowing to a separate informal living room and wide deck overlooking the garden. Other features include OFPs, ducted heating & evaporative cooling, split-system R/C air conditioners, garden shed and off-street parking.

4  2  2 

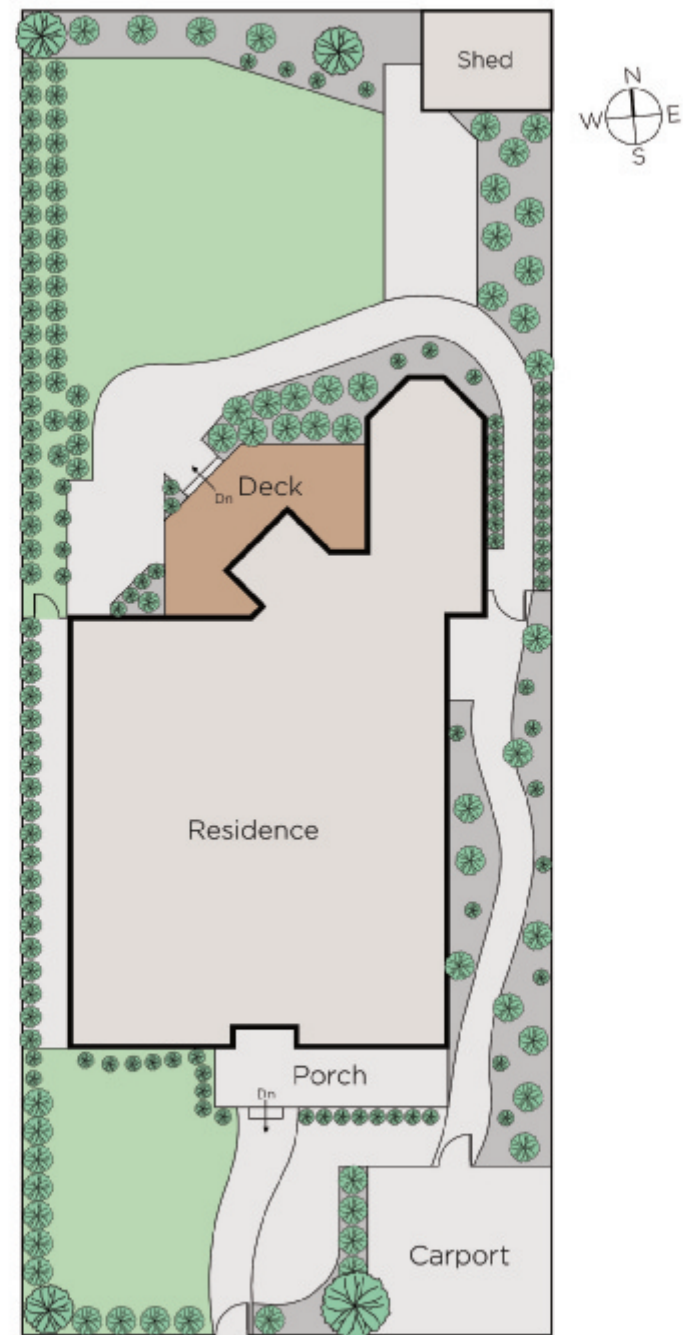
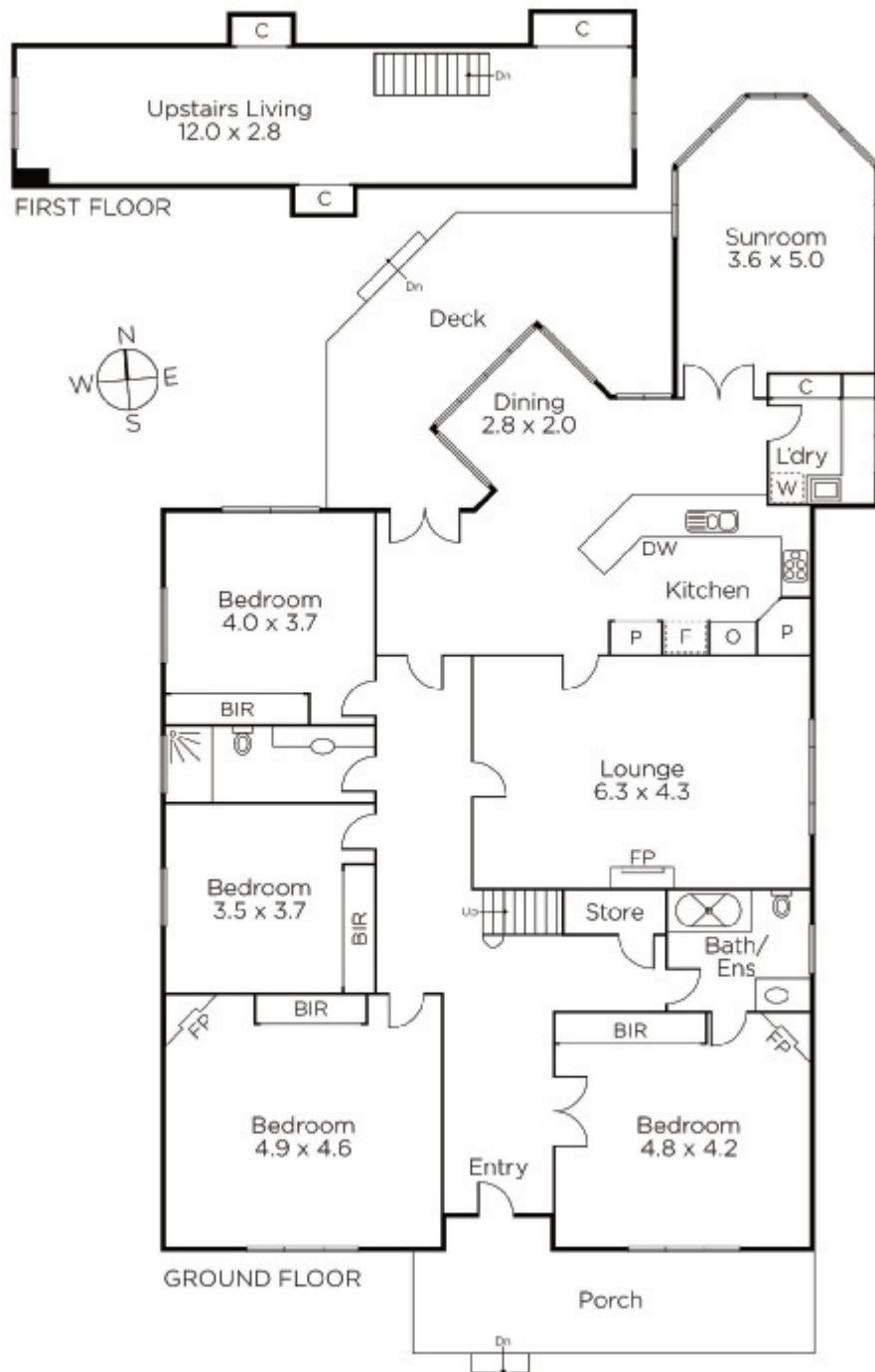
Auction Saturday 11th August at 1.30pm

**Jack Moss**  
0439 378 954

**Fiona Ansell-Jones**  
0410 325 240

**James Redfern**  
0412 360 667

  
**MARSHALLWHITE**  
1111 High Street, Armadale



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