



MARSHALLWHITE

36 Great Valley Road
Glen Iris





Art Deco Charm with Enormous Scope

Impressively situated within an approximately 1,260sqm allotment backing directly onto Back Creek and Nettleton Park. This evocative single level solid brick c1932 Art Deco residence offers immediate family appeal, with considerable potential to renovate, extend, rebuild or alternatively to develop (STCA). A host of period features including ornate ceilings and lead-light doors defines the entrance hall, light-filled sitting room (with a gas fireplace), plus a formal dining room (with open fireplace) and main bedroom. A second bedroom is adjacent to the main bathroom. The well-appointed kitchen and adjacent laundry provide generous work space. A large family/meals area, with two further bedrooms and bathroom, opens onto a large covered verandah with plenty of room for entertaining, and provides views of the exceptionally deep private garden with pool and access to the creek and park beyond via the rear gate. The property also includes a large double garage behind the house. In an idyllic pocket close to Gardiner station, trams and bus services, freeway access, schools and shops.

36greatvalleyroad-gleniris.com

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Auction Saturday 24th February at 1.30pm

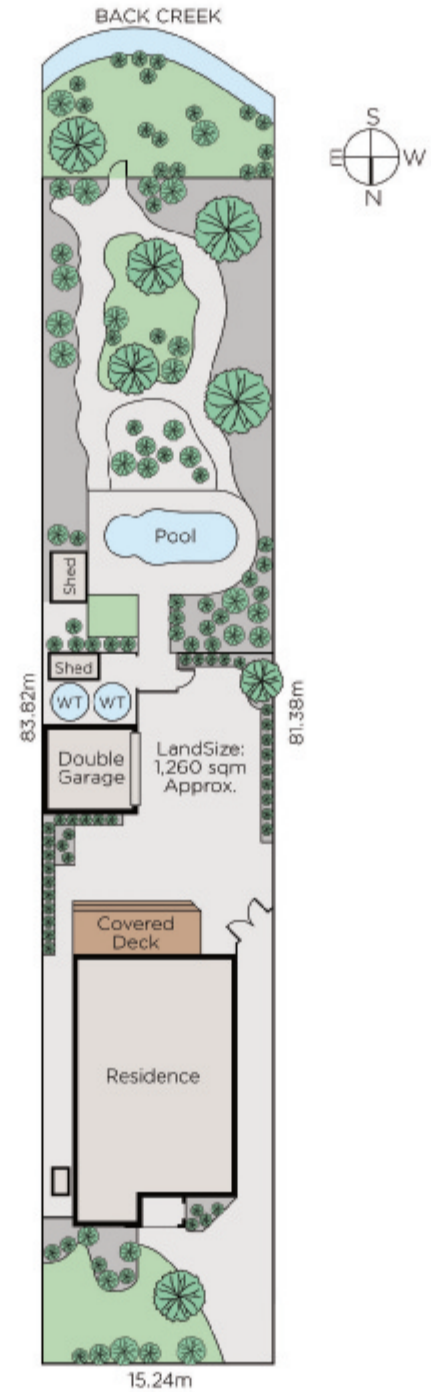
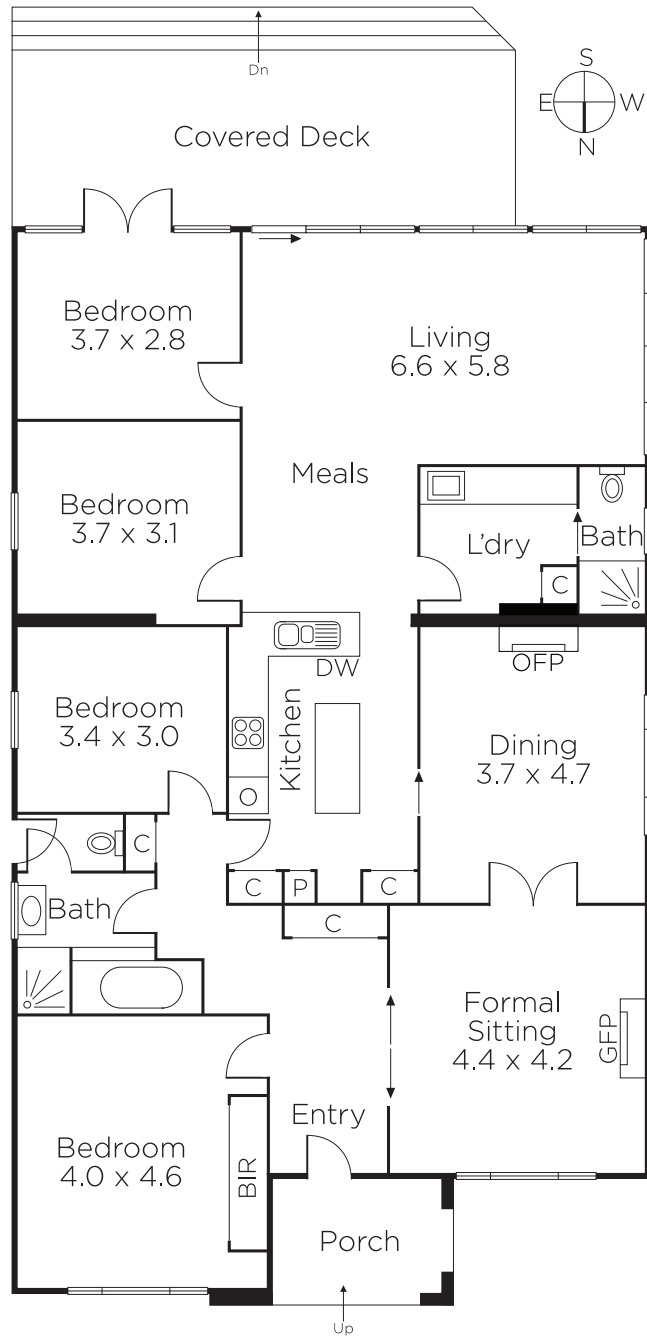
Daniel Wheeler
0411 676 058

Justin Krongold
0403 163 355

Jason Brinkworth
0416 006 282


MARSHALLWHITE

1111 High Street, Armadale



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