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MARSHALLWHITE

6 Viva Street  
Glen Iris









## Classic Edwardian Family Appeal

Beautifully preserved and presented, this exquisite 1910 Edwardian residence demonstrates refined period pedigree in an easily maintained family-oriented setting. A traditional wide entrance hallway introduces rooms highlighted by their elegant dimensions and period detailing such as ornate lead lights, timber fretwork, box bay windows, polished timber floors, cornicing, sash windows and open fireplaces. Three generous bedrooms (all with BIR), are complemented by a study/fourth bedroom, complete with bespoke timber cabinetry, and the family bathroom with separate shower and spa bath. A grand rear extension designed by preeminent architect, Nicholas Hardy, has created a peaceful open-plan living zone complete with a well-equipped kitchen with excellent storage, pantry and Blanco/Westinghouse appliances. Pretty garden outlooks and synergy with outside are provided by three sets of French doors making a perfect arrangement for indoor/outdoor living and enjoyment of the established garden and sheltered wraparound verandah. Also includes laundry with airing cupboard, second bathroom, security system, parking for two to three vehicles, carport, large shed, rear access via a right of way and 15000 litre rainwater tanks.

[6vivastreet-gleniris.com](http://6vivastreet-gleniris.com)

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Auction Saturday 26th August at 12.30pm

Daniel Wheeler 0411 676 058

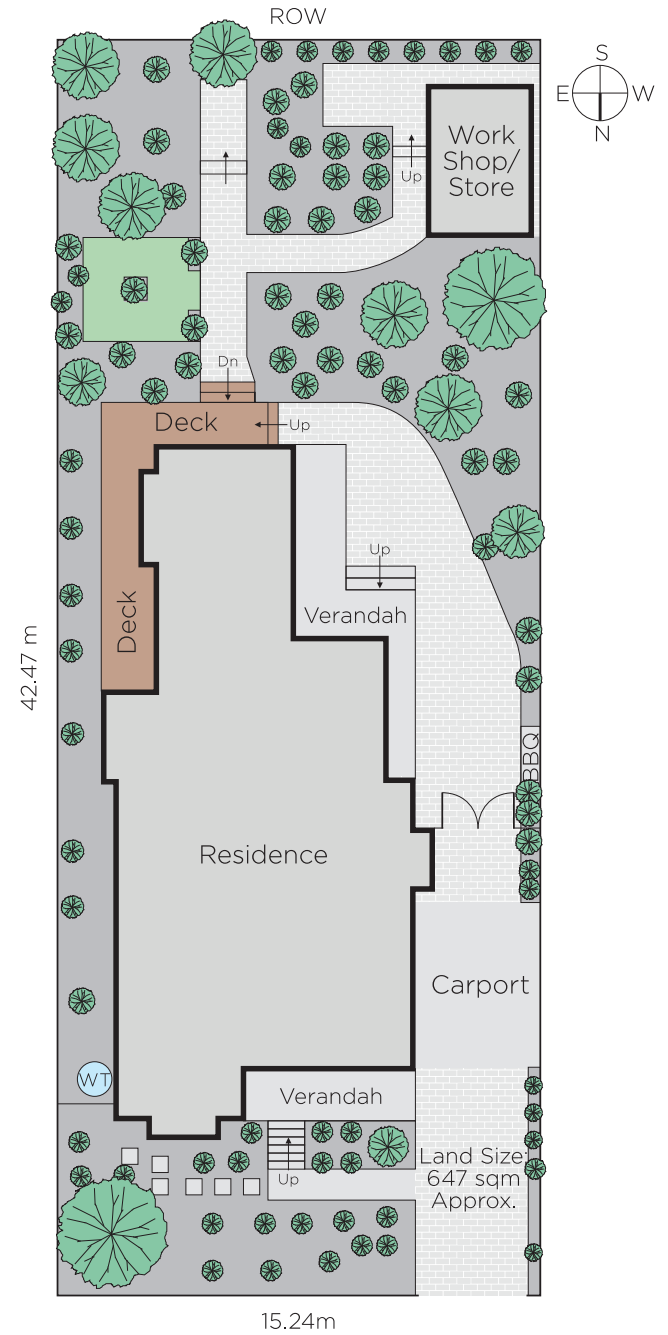
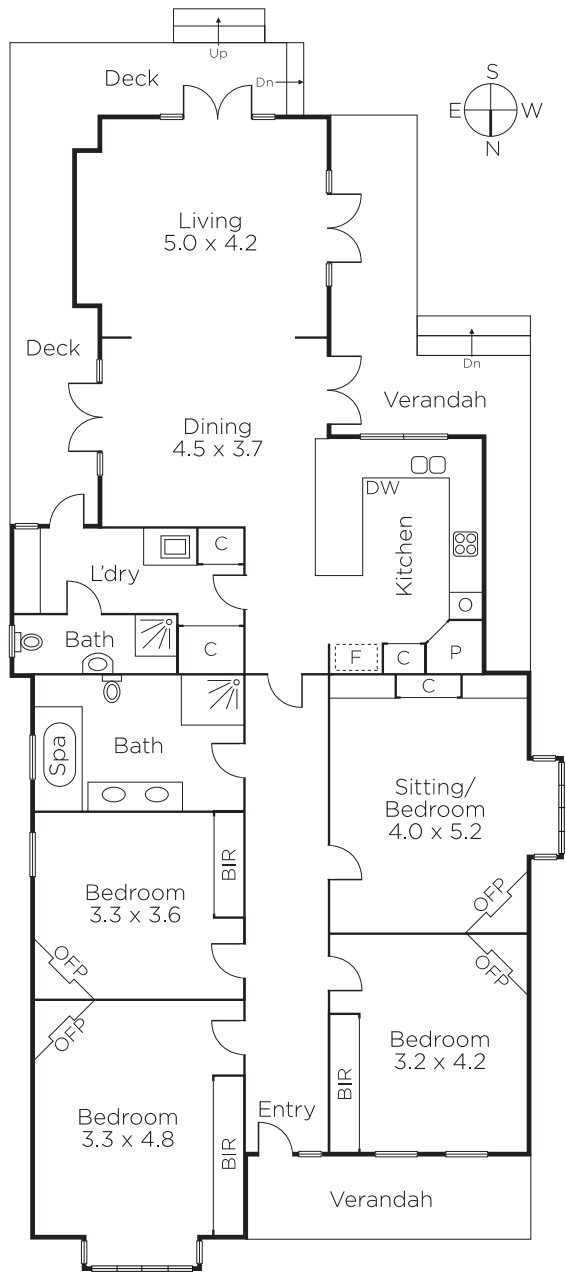
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