



1a Gabriel Avenue Malvern East VIC 3145

 3  1  2

\$695

Date available: 29 August 2025

[Book Inspection](#)

## Character-Filled Family Home in Prime Malvern East Location

Tucked away in a quiet cul-de-sac and surrounded by leafy, tree-lined streets, this well-maintained brick family home offers a perfect combination of period charm and everyday comfort. Ideally located for a convenient lifestyle, the property is just minutes from Malvern East Train Station, Holmesglen TAFE, Chadstone Shopping Centre, local shops, schools, and public transport.

The spacious living room features an ornate ceiling and a classic gas fireplace, creating a warm and inviting atmosphere. The functional kitchen is equipped with gas cooking, a dishwasher, and a walk-in pantry, making it ideal for busy households. A private and leafy outdoor deck provides a peaceful setting for entertaining, complemented by a secure rear yard and a calming water feature.

There are three generous bedrooms, each with built-in wardrobes, along with a central bathroom, a second toilet, and a separate laundry for added convenience. The home is fitted with split system heating and cooling, ensuring year-round comfort.

A double carport and plenty of on-street parking make coming and going easy. The home is also within walking distance of Solway Primary School, local kindergartens and childcare centres, Scotchman's Creek walking and bike trails, and Phoenix Park with its library and community facilities. East Malvern Station, Waverley Road buses, and Holmesglen TAFE

RT Edgar Boroondara

1 / 7

1a Gabriel Avenue Malvern East VIC 3145

are all nearby, and you'll enjoy easy access to Chadstone Shopping Centre, Monash Freeway, and leading private schools including Korowa, Sacre, and Caulfield Grammar Junior School.

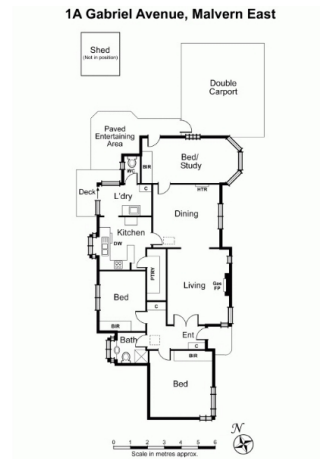
\*The gas fireplace is ornamental only. There are also heating ducts in the ceiling that are non operational. The alternate heating is the split system in the lounge\*.

To inspect, please click the BOOK AN INSPECTION tab above to book a time to inspect this property and register your interest. Photo I.D. is required for all inspections.



# Gallery





**RT Edgar**

**Register to book an inspection**

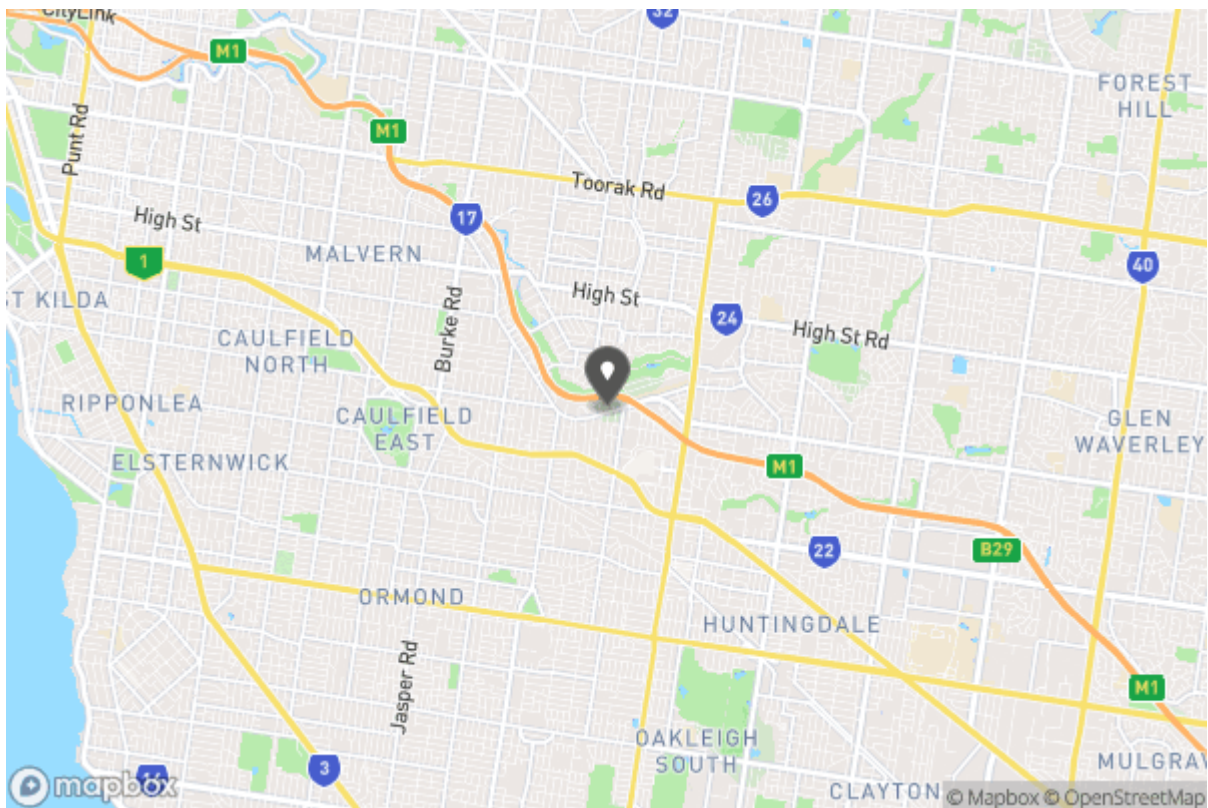
To register for an inspection click the 'Contact Agent' button and a registration email will be sent to you.

By using this facility, you will automatically receive updates/changes.

Please note: Inspections may not proceed if there are no registrations.

RT Edgar Manningham | 03 8888 2020

# Location Map







Don't forget to  
confirm your  
inspection by  
SMS or email

Christie Joannides

cjoannides@rtedgar.com.au

03 8888 2000  
1153-1157 Burke Road  
Kew VIC 3101



### Why Book with RT Edgar Boroondara

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](https://app.inspectrealestate.com.au/RegisterOnline/1form.aspx?AgentID=LO-RTEMANNINGHAM&UniqueID=1739002)

<https://app.inspectrealestate.com.au/RegisterOnline/1form.aspx?AgentID=LO-RTEMANNINGHAM&UniqueID=1739002>