

Disclaimer The measurements provided of the land and/or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property/land/or of each room, we advise you to conduct your own measurements and/or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied. Jellis Craig Bennison Mackinnon Pty Ltd ABN 75 472 507 614, Licensed Estate Agents, Auctioneers and Property Managers.



Jellis Craig Armadale **9864 5000**
1215 High Street, Armadale
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Jellis Craig

PRAHRAN 7 Fern Avenue

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Edwardian elegance with fresh appeal

Stylishly presented and brimming with character, this delightful Edwardian delivers a beautifully balanced sense of space and light. Perfectly located in a quiet tree lined street, the home has been thoughtfully renovated to incorporate traditional elegance with modern design. With its decorative stained glass windows and cottage garden, its immediate charm is complemented by a warm colour palette and newly polished floorboards throughout. Generously proportioned bedrooms are awash with natural light and feature excellent storage options, crisp white shutters and clean lines. A bright and spacious entertainer’s kitchen with European appliances flows to the living/dining area with its split system for year round comfort. Outside, your private deck enjoys a day spa feel with its ornate screens and surrounding greenery. Additional features include a European laundry, freestanding claw bath, ducted heating, side access and garden shed! Moments from public transport and Prahran amenities.

AUCTION	Saturday 21st February at 10am
INSPECT	As advertised or by appointment
CONTACT	Elliot Gill 0411 863 603 Mark Robertson 0416 042 204 Will Trenchard 0412 568 309
OFFICE	Armadale 9864 5000
WEB	jellisraig.com.au





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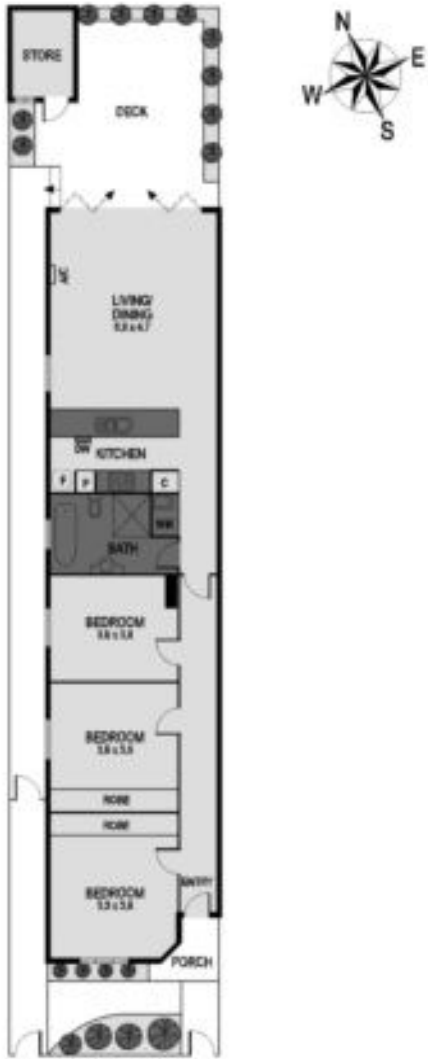
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PRIVATE SALE	
INSPECT	As advertised or by appointment
CONTACT	Elliot Gill 0411 863 603 Mark Robertson 0416 042 204 Will Trenchard 0412 568 309
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