



  
MARSHALLWHITE

1 Balwyn Road  
Canterbury





## Exquisite Elegance, Elite Location

Magnificently nestled within a broad leafy 980sqm approx. garden setting, this illustrious solid brick Usher & Kemp Federation residence's impressive proportions, irresistible elegance and enviable location close to Maling Rd Village, Canterbury station and Gardens and a range of schools highlights its immediate family appeal and enormous scope to further improve (STCA).

A grand reception hall featuring timber lined ceilings, timber paneling and Baltic pine floors introduces a gracious sitting room with leadlight windows, open fireplace and gorgeous arched alcove. The beautiful main bedroom with open fireplace and bay window is accompanied by three additional double bedrooms and two smart bathrooms. A generous family living and dining room with open fire is served by a large bright kitchen appointed with a double Falcon oven. The broad private northwest facing garden includes a covered entertaining terrace.

Ideal to enjoy now while considering the options, it also includes an alarm, laundry, water-tank, garden shed and double garage.

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Auction Saturday 24th June at 12.30pm

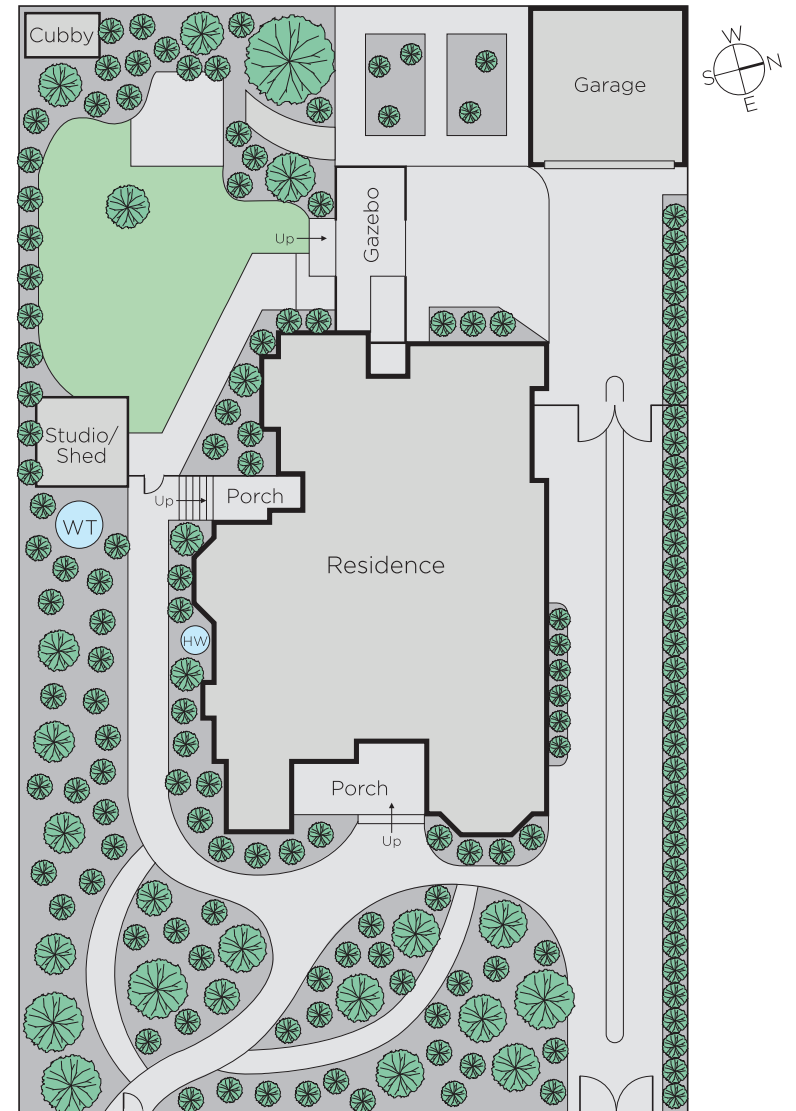
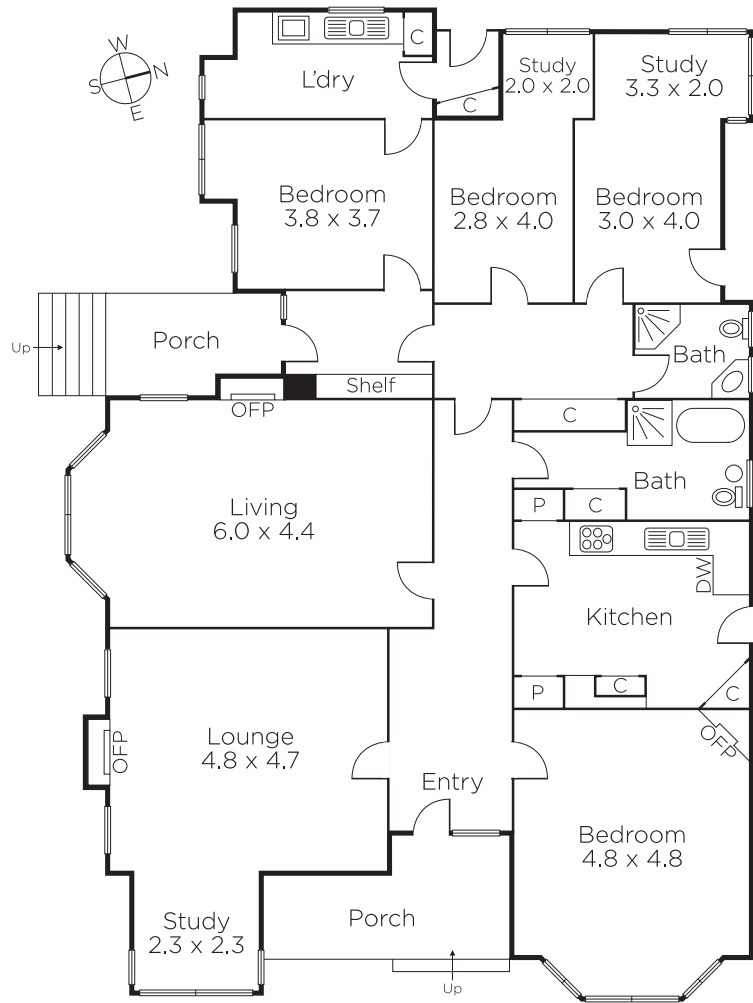
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