





## Classic Edwardian on the Edge of the Gascoigne

Superbly situated within an exceptionally deep northeast garden, this charming Edwardian residence offers instant family appeal with scope to update and extend (STCA).

Baltic pine floors flow through the hall to the main bedroom with open fireplace, dressing room (open fire) and en-suite/bathroom, two additional bedrooms (open fires) and a bright bathroom. The inviting dining room with open fireplace, well-appointed kitchen and expansive living room open to the private garden. On the fringe of the Gascoigne Estate walking distance to schools, Malvern and Caulfield stations, shops and Central Park. Land size: 711sqm approx.

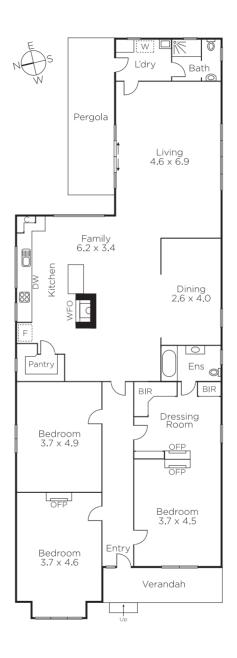
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Auction Saturday 13th May at 9.30am David Volpato 0414 701 983 James Redfern 0412 360 667 Anna Perry 0434 212 271

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