



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**
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**Jellis
Craig**

ARMADALE 21 Lambeth Avenue

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'Beleura' - feels fabulous

When the proportions of a home are perfectly in sync, when the balance between size and style is beautifully achieved, everything falls into place in a way that feels irresistibly right. 'Beleura' is a residence that delivers just such a combination - enhanced by a location that lets you walk to Union Park, High Street, Glenferrie Road, Malvern Central and the station all in a matter of minutes. Three bedrooms and two bathrooms, including the main bedroom's designer ensuite provide instantly appealing accommodation that's zoned separately from living/dining areas featuring dark polished floorboards, surround sound speakers, reverse cycle heating/cooling and a Coonara fireplace to the rear. An open plan kitchen with granite benches and stainless steel appliances adds to the attraction while walls of windows overlook a landscaped backdrop for entertaining amidst leafy privacy. Secure off street parking completes an exceptional Armadale equation.

AUCTION Saturday 4th March at 12pm

INSPECT Thursday 2.15-2.45pm,
Saturday as advertised

CONTACT Andrew McCann 0414 643 744
Carla Fetter 0423 738 644
Jessica Lander 0400 609 279

OFFICE Armadale 9864 5000

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PRIVATE SALE
INSPECT As advertised or by appointment
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