



MARSHALLWHITE

252 Wattletree Road  
Malvern





## Gracious Edwardian, Great Opportunity

Offered for the first time in over 40 years, this c1920's Edwardian residence's classic proportions & elegance provide instant family appeal with future potential to update or extend. Alternatively the substantial landholding & enviable location close to shops, trams, schools & Malvern station highlights its significant scope as a new home or development site (STCA). Generous dimensions define the elegant formal rooms, three double bedrooms, sunny retreat & two bathrooms. The modern kitchen & light-filled living/dining room open to the private garden. Also includes an alarm, laundry, storage & garage. Land size: 614sqm (approx.)

[252wattleteroad-malvern.com](http://252wattleteroad-malvern.com)

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Auction Saturday 23rd June at 12noon

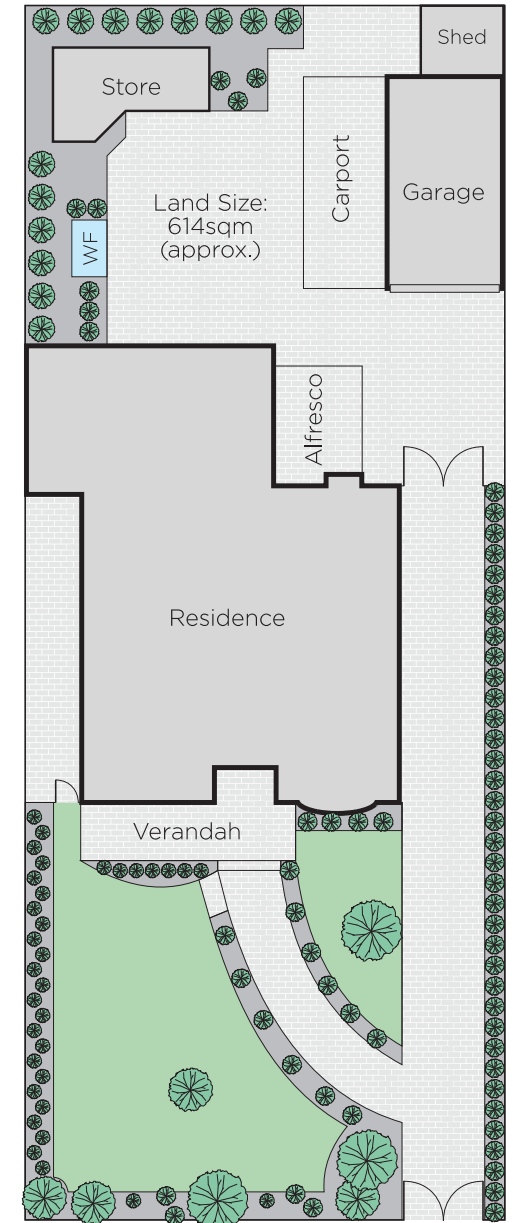
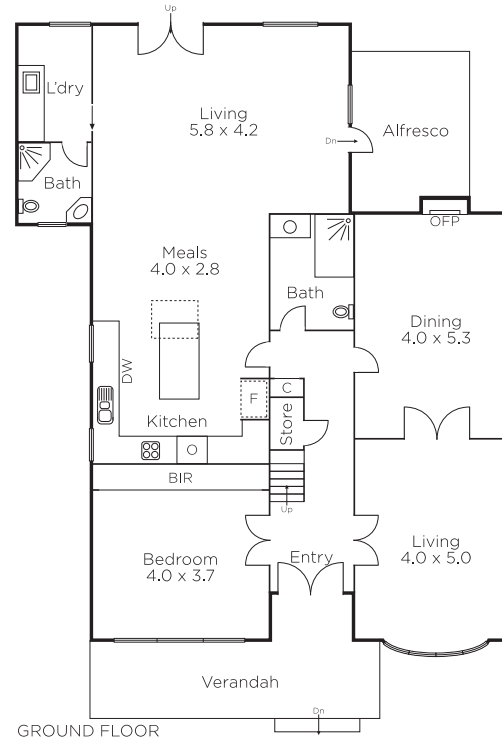
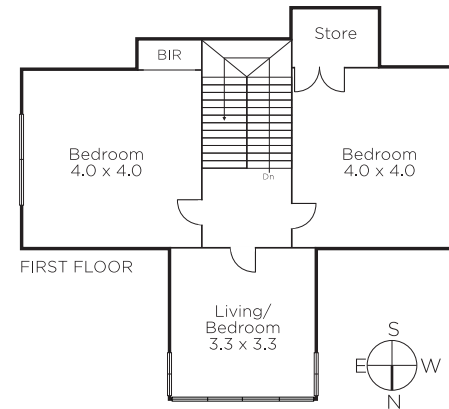
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**MARSHALLWHITE**

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