

## Past, Present and Future Appeal

Nestled within a deep private 696sqm approx. northeast garden, this character rich period residence's blend of original charm and modern comfort highlights both its immediate family appeal and exciting potential to further update and extend (STCA).

A sweeping verandah introduces a central hall featuring timber floors, high ceilings and leadlight windows. The generous living and dining room with an open fireplace is served by a superbly appointed and spacious gourmet kitchen with granite benches and a 90cm La Germania oven. Well proportioned family accommodation comprises three bright double bedrooms, a study and smart bathroom. The deep private garden includes a large freestanding rumpus or store-room.

Idyllically situated near Hays Paddock, Harp Junction, High St trams, schools and freeway access, it is perfect to enjoy now while considering the future options. Land size: 696sqm (approx.)

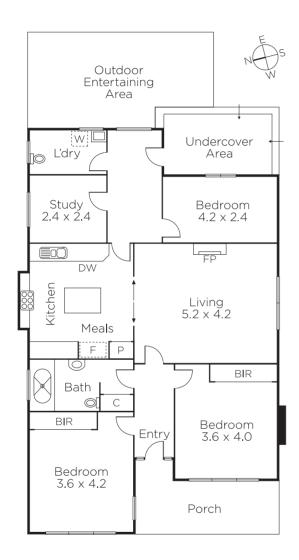
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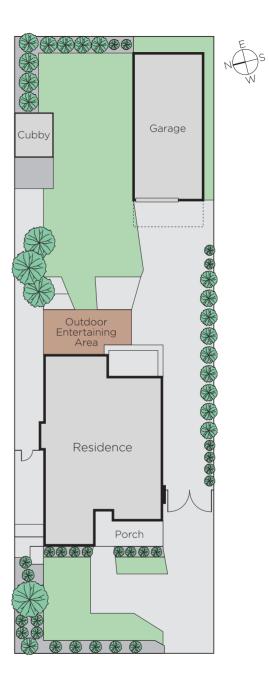
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Auction Saturday 23rd September at 11.30am Mark Sproule 0408 090 205 Nicholas Franzmann 0412 247 175

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