



  
MARSHALLWHITE

322 Riversdale Road  
Hawthorn East









## Take Me to the Next Level

This appealing semi-detached Edwardian home (c1910) presents an enticing opportunity to secure a period home with considerable scope to improve in an ultra-convenient location close to Camberwell Junction, the Tooronga Complex, Fritsch Holzer Park, schools and public transport options.

The interior presents in excellent order with sympathetically retained period features, including leadlight windows and Kauri Pine floors; and offers the opportunity to add further value from renovations, updating or alternatively the deep, leafy rear garden provides ample room to extend out or up if desired (STCA). The home features a deceptively spacious interior with proportions typical of its era and would offer a perfect place in which to establish a family or for scaling down. The accommodation comprises an entrance hall leading to three double bedrooms, period-style bathroom and generous living and dining room, modern kitchen and adjacent laundry, storeroom, separate WC and paved outdoor entertaining area overlooking the garden. Other features include alarm, ducted heating, reverse cycle air conditioners (living & kitchen), gas heater (front bedroom), OFPs, garden shed and off-street parking.

[322riversdaleroad-hawthorneast.com](http://322riversdaleroad-hawthorneast.com)

3  2  1 

Auction Saturday 24th June at 1.30pm

Stuart Evans 0402 067 710

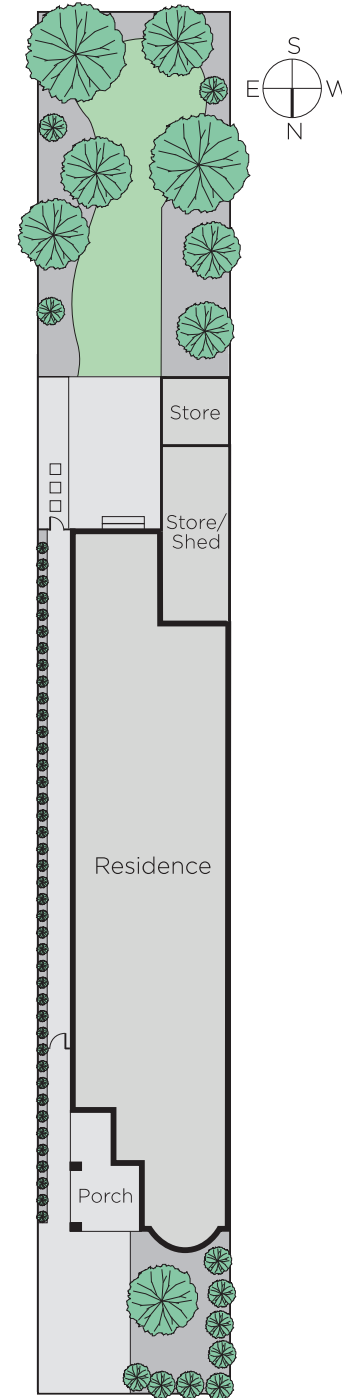
Grayson Rayner 0433 654 744

Daniel Williams 0402 182 704

801 Glenferrie Road Hawthorn

[marshallwhite.com.au](http://marshallwhite.com.au)

  
MARSHALLWHITE



Disclaimer: Information provided is believed to be accurate as at the date of printing, no responsibility is taken for any errors or omissions. It is your responsibility to obtain independent, professional advice. Personal information collected from you is for security purposes and to contact you should the property sell prior to auction. We may use this information to provide you with other real estate services including referrals to authorised financial services' providers. Visit our website at [www.marshallwhite.com.au](http://www.marshallwhite.com.au) for our privacy policy.