



MARSHALLWHITE

45 Monomeath Avenue  
Canterbury





# Enticing Monomeath Redevelopment Opportunity

This attractive contemporary family home is enviably located in the coveted Monomeath Avenue, one of Canterbury's finest and most highly regarded streets. Further enriched by the much sought-after Golden Mile precinct positions this property amongst the area's finest homes.

Arguably one of the prettiest houses in the Avenue with its instantly appealing rendered façade - it offers a brilliant site for the construction of a new luxury home or an exceptional opportunity to renovate and extend the home (STCA); for retirees wishing to scale down without compromising on property quality or location. The elegant interior flows easily and features a marble and timber panelled foyer opening to a wide hallway with a decorative ceiling leading to a formal sitting room and double doors to the dining room and informal living room creating a large area for entertaining; plus a stylish, light-filled contemporary kitchen with Miele appliances and adjacent laundry overlooking a sun-drenched terrace and private garden. Three bedrooms, main with WIR/ensuite plus a family bathroom also includes remote double garage/storage and front off-street parking. Land size: 852sqm (39.92 x 21.36) approx.

[45monomeathavenue-canterbury.com](http://45monomeathavenue-canterbury.com)

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Auction Saturday 17th March at 11.30am

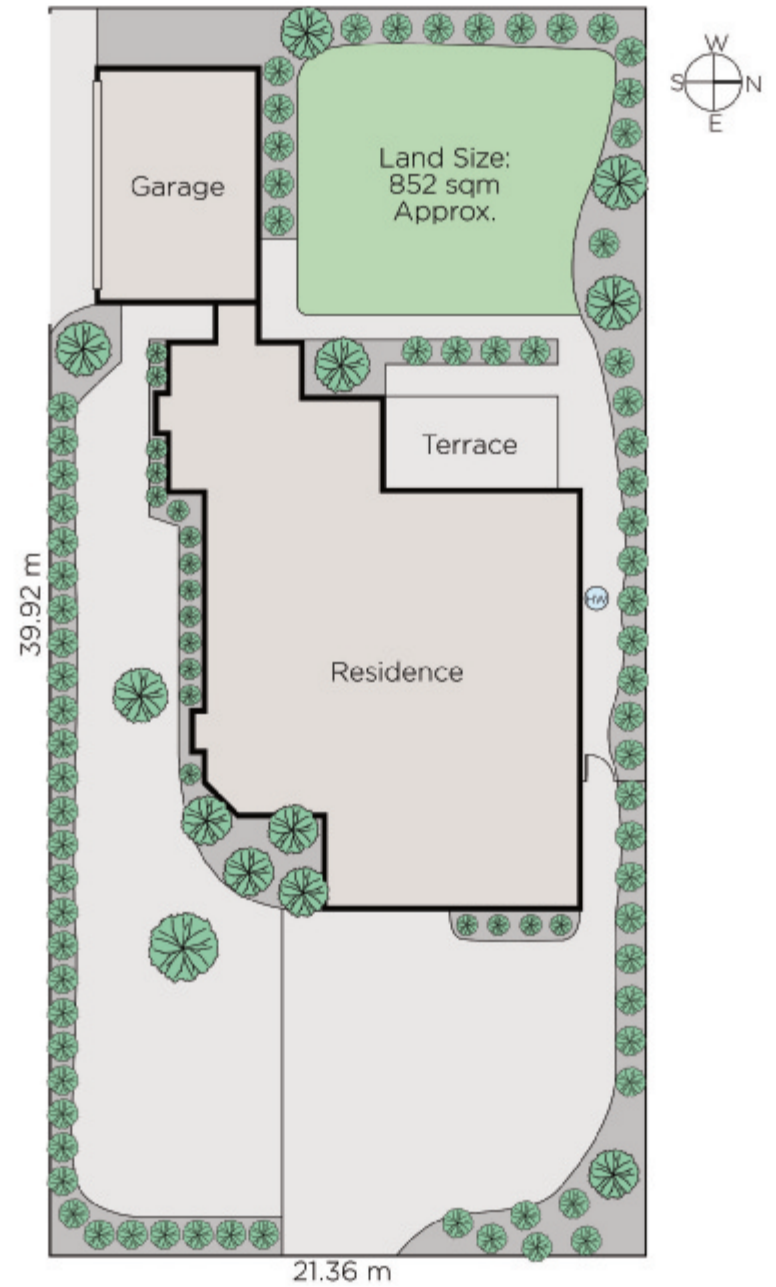
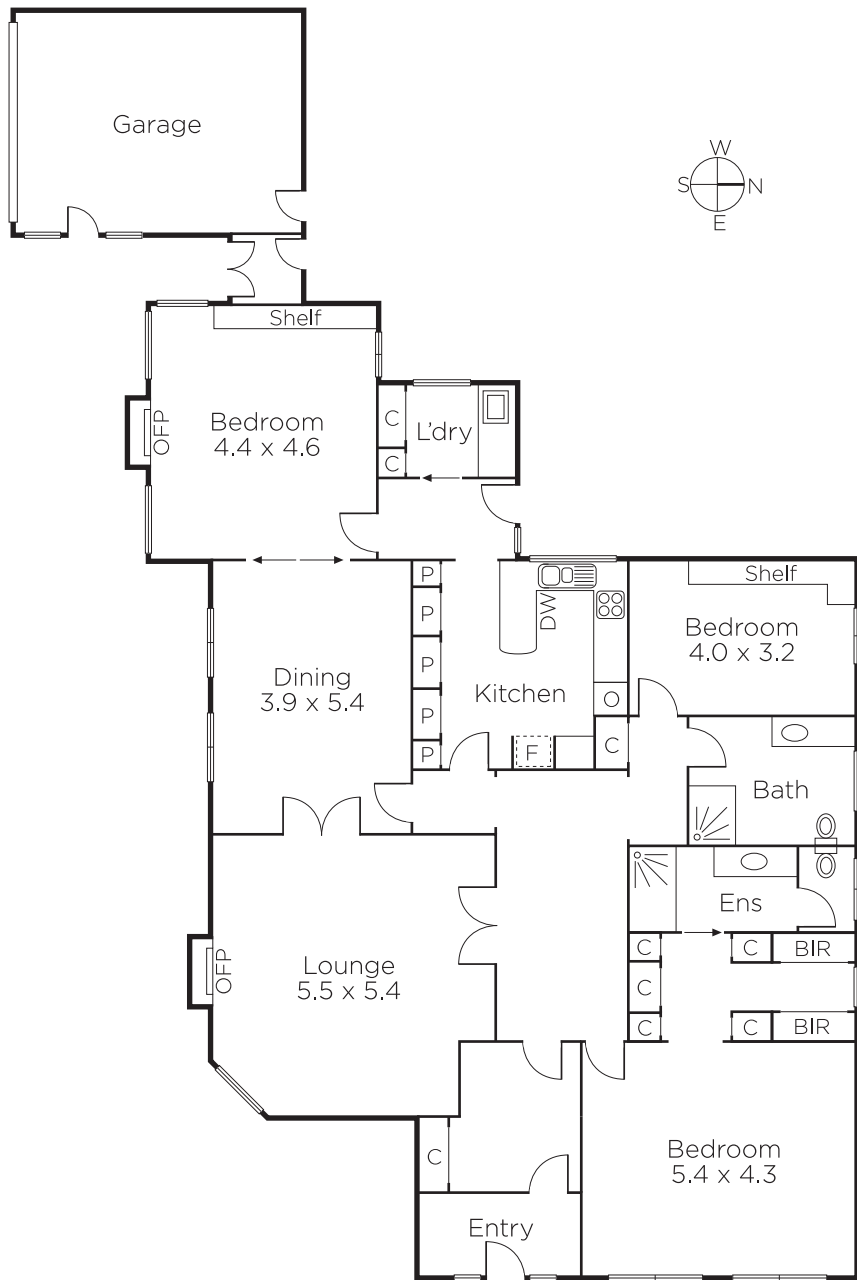
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