MARSHALLWHITE

51 Mangarra Road
Canterbury

Opportunity Awaits off The Golden Mile

Boasting a coveted address in the prized Golden Mile precinct - among some of the area's most prestigious properties and schools, this solid brick 4 bedroom Art Deco home offers immediate family lifestyle enjoyment with exceptional scope for future plans with no heritage overlay (STCA). Boasting a wide street frontage of 22.28m, this renovated & light-filled home enjoys a flexible floorplan with high ceilings and hardwood timber floors throughout. 4 generous bedrooms, 2 of which access a north-facing terrace (main with WIR and ensuite), an elegant formal sitting room that opens to a ground-level terrace overlooking the rear garden, formal dining room, expansive open plan kitchen/meals/living room extension with OFP and northerly aspect that opens through concertina doors to the rear garden with heated I/G lap pool and paved BBQ area. Upstairs comprises a childrens retreat and study area with east-facing terrace, 2 x bathrooms, laundry shoot & WC. Located within 5 minutes walk to excellent schools (Canterbury Girls, Fintona, Camberwell Boys & Girls Grammar), East Camberwell train station, Burke Road trams, Maling Road shops and cafes. Features: ducted heating, A/C & garaging x 4 cars. Land size: 715sqm approx.

51mangarraroad-canterbury.com

4 3 4

Auction Saturday 21st October at 2.30pm

Kathy Malcolm **0416 279 966**
Antony Woodley **0421 286 741**

801 Glenferrie Road Hawthorn
marshallwhite.com.au

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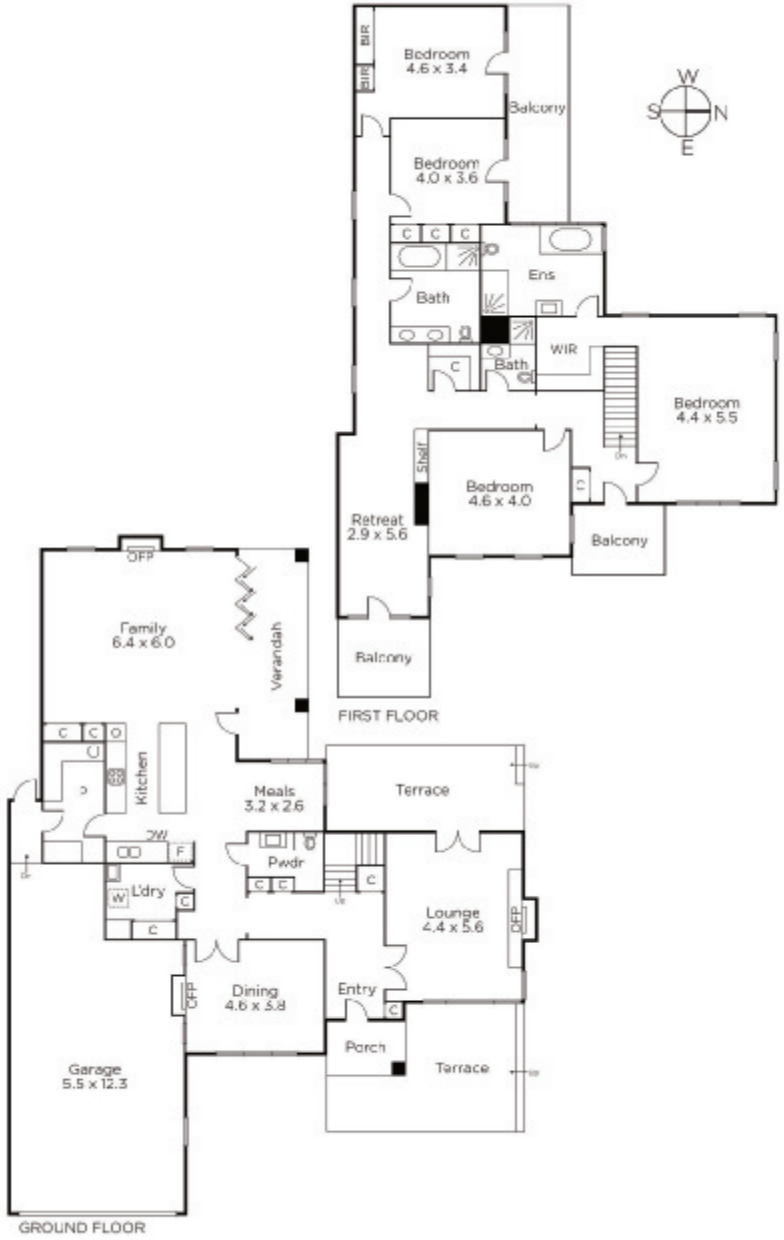

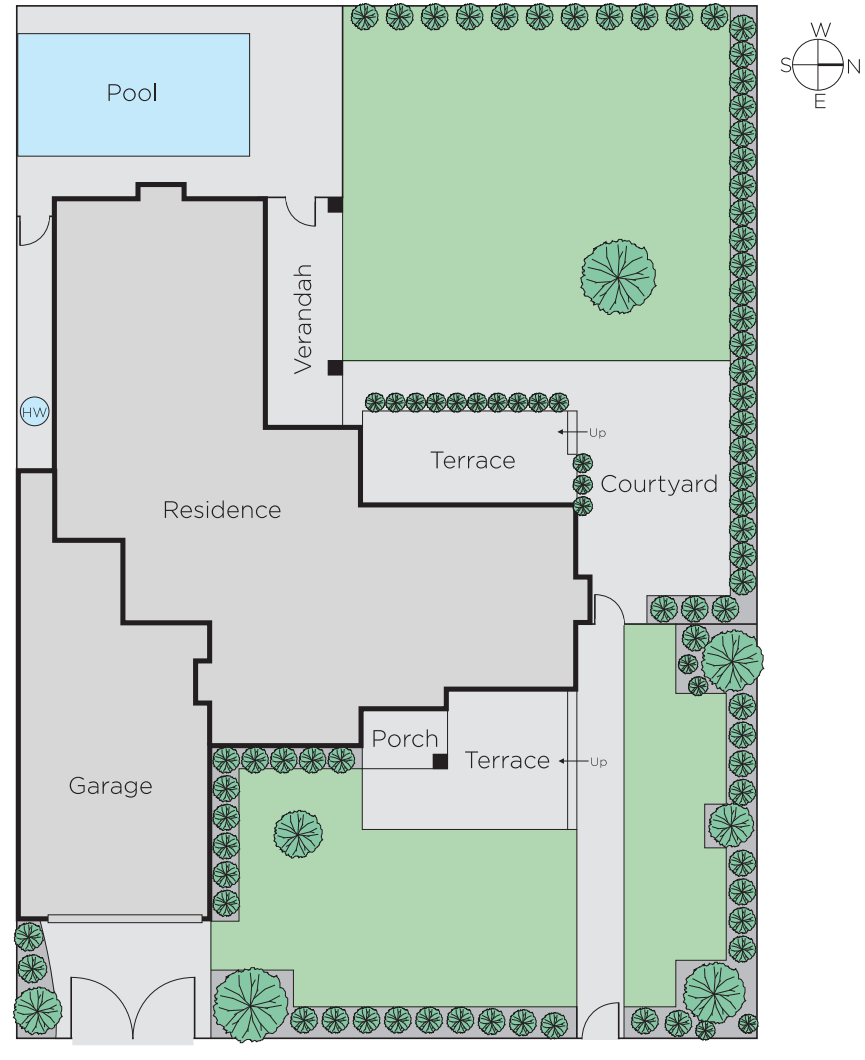

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