



## Captivating Edwardian, Coveted Locale

Enviably situated near schools, High St shops & trams & Orrong Park, the impressive proportions & exquisite elegance that define this classic Edwardian residence highlight its instant family appeal and its scope for further improvement (STCA). Baltic pine floors flow through the wide hall to 3 double bedrooms with OFP, a 4th bedroom, family bathroom & formal dining room with marble fireplace. Vaulted ceilings accentuate the scale of the living/dining room with open fire & superb marble kitchen opening to a private northeast garden. Includes laundry, 2nd toilet & 3 off street parking. Land size: 546sqm (approx.)

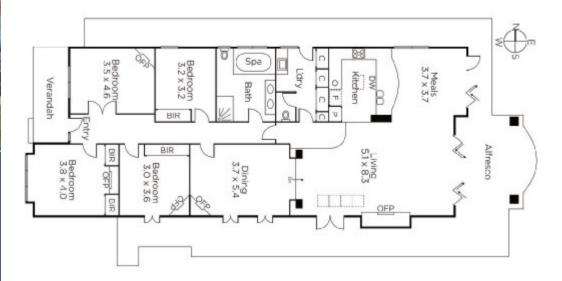


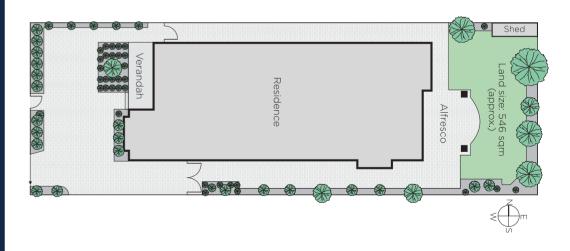
Auction Saturday 20th October at 11.30am

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