




MARSHALLWHITE

63 Lingwell Road
Hawthorn East





Picturesque Edwardian on 643sqm (approx.)

Idyllically positioned at the end of a desirable cul de sac only moments from Auburn Village, Rathmines Reserve, Camberwell Junction, schools & train stations. The instantly appealing interior dimensions of this captivating Edwardian residence are more than matched by its deep, private north garden setting on 643sqm (approx.) with no heritage overlay. Baltic pine floors and high ceilings highlight the period allure of the generous sitting room featuring an open fireplace and leadlight window. A second living space with open fireplace is an ideal children's retreat. Vaulted ceilings accentuate the sense of space in the generously proportioned living and dining room with a modern Bosch kitchen opening to the deep leafy north-facing garden with in-ground trampoline.

Three spacious bedrooms with built in robes and a stylish bathroom are downstairs while a 4th bedroom and second bathroom upstairs overlook the garden. Superbly presented, this enticing family home also includes laundry, 3rd toilet, irrigation and off street parking.

63lingwellroad-hawthorneast.com

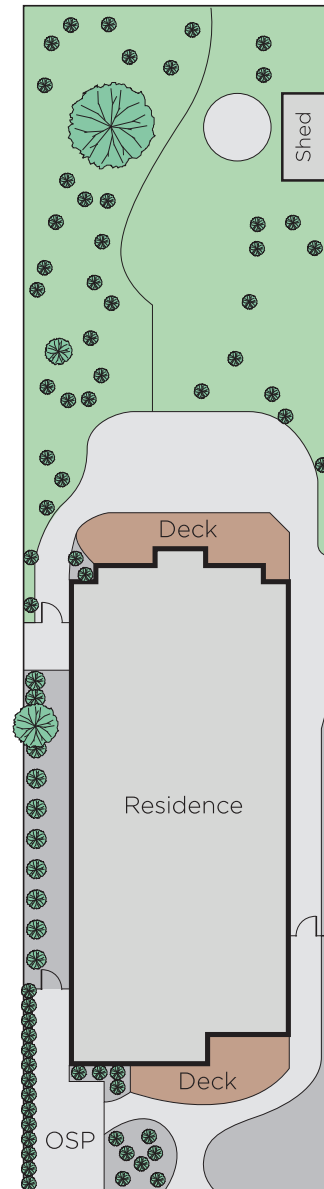
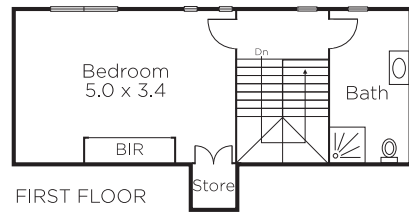
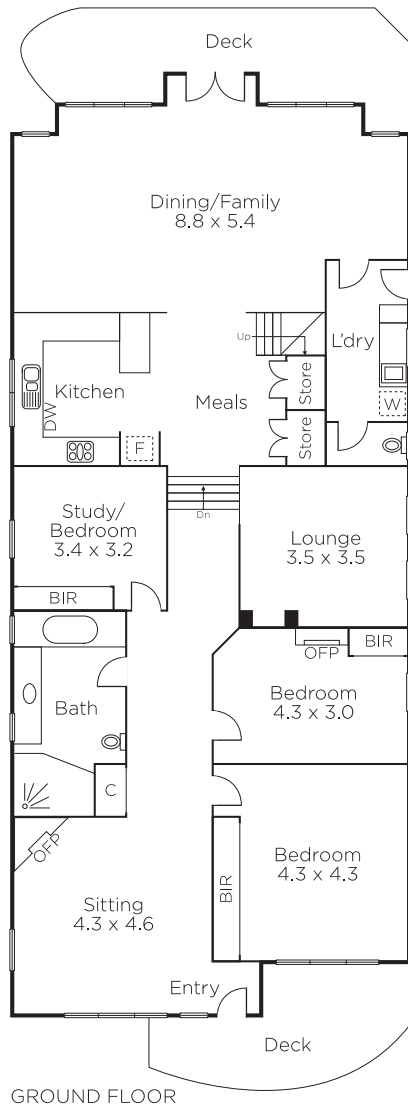
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Auction Saturday 17th February at 11.30am

Kathy Malcolm
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