







Classic Edwardian with Contemporary Flair

The first step gave this charming Edwardian family residence c1915 an update retaining its classic character whilst adding new contemporary living areas; but step two revitalised those living areas with imaginative changes delivering a really sharp edge to the interior and entertaining areas without detracting from its period attributes or the existing flexible floor-plan. The accommodation features dark stained timber floors through the entrance hall flowing to a sitting room, study or dining, three of four zoned bedrooms, main with a sparkling ensuite and sky-lit fully-tiled family bathroom. A full-width split-level family domain includes an upper level fourth bedroom, stylishly appointed CaesarStone/Euro S/S kitchen with concealed laundry and dining area plus lower level living - all flowing through bi-fold doors to a north-facing deck; complete with auto awning creating the perfect all year indoor/outdoor entertaining area. Plus a rear studio/retreat or home office with excellent built-in storage. Other features include alarm, Plantation shutters, high quality fixtures & fittings, ducted heating, R/C air conditioners, 2,000ltr water tank, raised garden beds, rear lane roller door access if desired. Land: 572sqm approx.

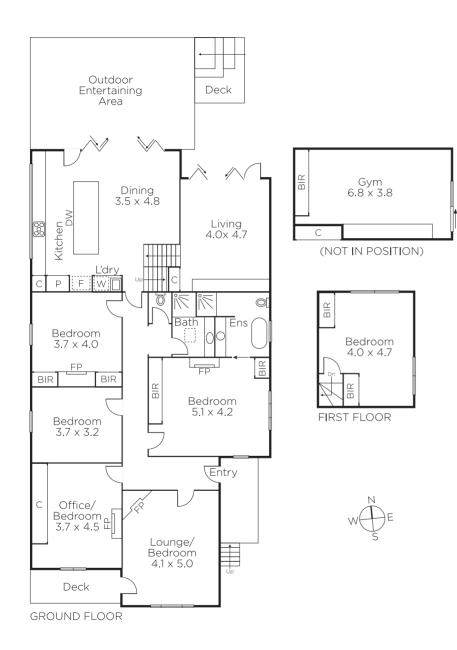
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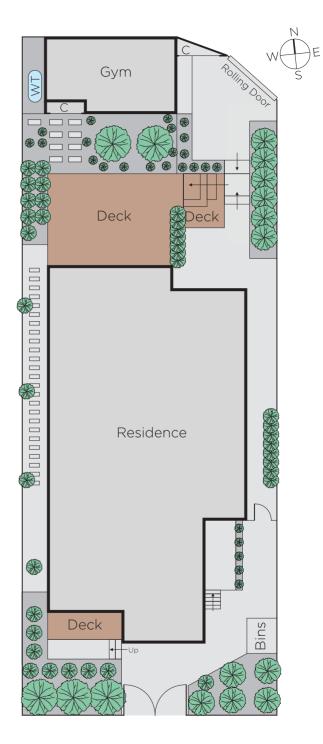
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Auction Saturday 18th November at 11.30am James Tostevin 0417 003 333 Charlie Tostevin 0431 713 205

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