

## Timeless Elegance in Elite Cul De Sac

In a tranquil cul de sac near Kooyong Village & station, schools & trams, this c1930's residence's inviting spaces & sun-drenched garden & pool setting deliver instant family appeal with scope to further improve. (STCA). The formal dining room & sitting room with open fire overlook a northwest garden with pool. The well-equipped kitchen & living/dining open to a private northeast courtyard. The main bedroom with en-suite & robe is accompanied by two additional bedrooms (robes), a terrace & bathroom. Includes video intercom, powder-room, Euro-laundry, auto gates & garage.

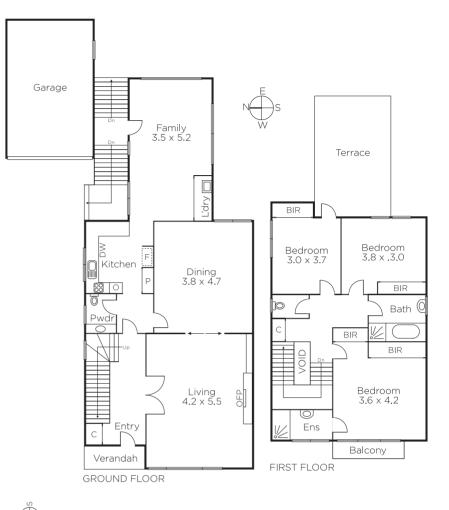
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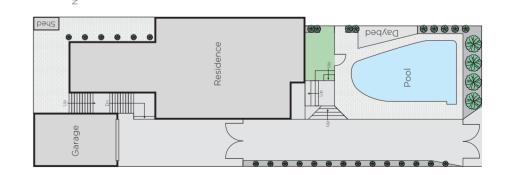
Auction Saturday 8th December at 12.30pm

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