




MARSHALLWHITE

9 Emo Road
Malvern East





Irresistible Charm, Idyllic Locale

Nestled within a picturesque Ardrie Estate streetscape, this captivating freestanding block-fronted c1892 Victorian residence's inviting and light-filled dimensions and beautifully landscaped garden surrounds provide instant appeal with scope to further update and extend (STCA), if and so when desired. Behind a private garden oasis, a traditional arched hallway featuring Baltic pine floors leads to two gorgeous double bedrooms with open fireplaces and built in robes and a bright bathroom. The generously proportioned living and dining room features open fireplaces at each end. A rustic separate kitchen appointed with European appliances, an original brick fireplace and meals area opens to the deep private northwest landscaped garden with double garage accessed from Warley Rd. Superbly positioned near schools, Waverley Rd trams and shops and Caulfield station, it also includes ducted heating and cooling, alarm, plantation shutters, laundry, irrigation and attic storage.

9emoroad-malverneast.com

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Auction Saturday 6th May at 10.30am

Daniel Wheeler 0411 676 058

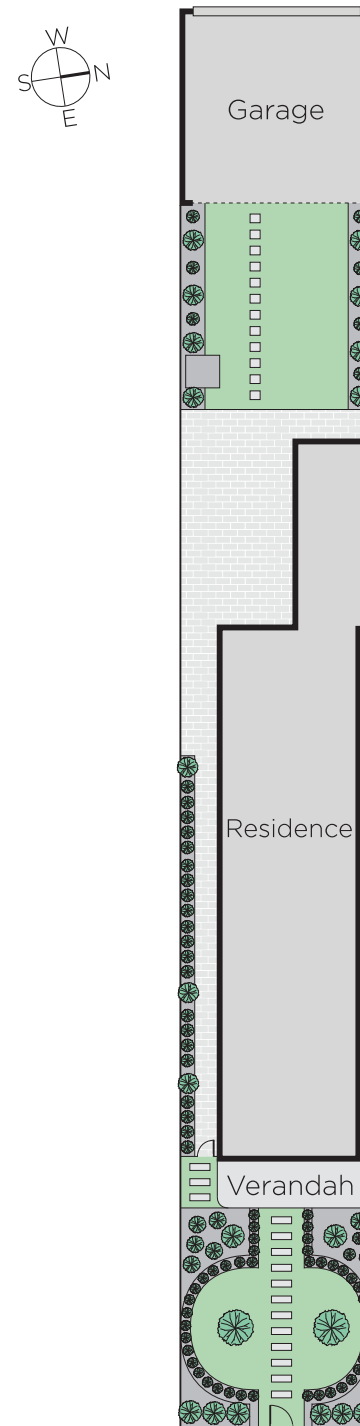
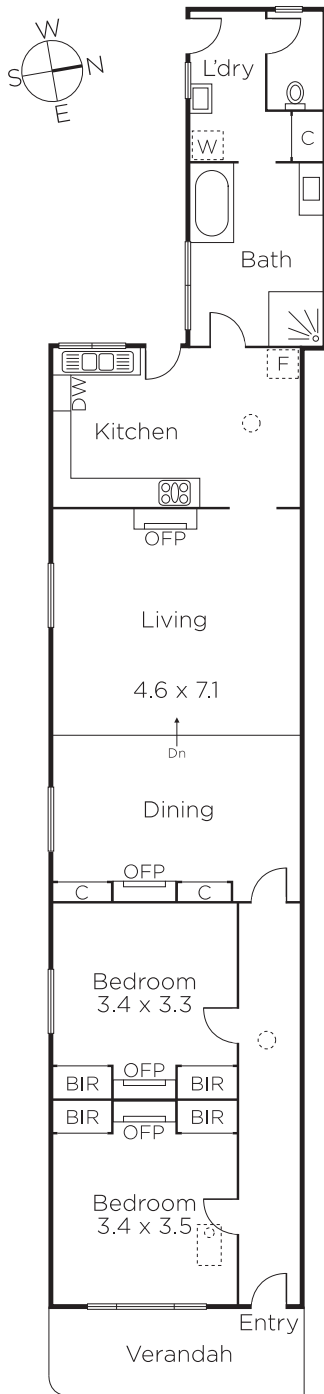
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