



  
MARSHALLWHITE

99 Rowena Parade  
Richmond









## The Nook

An exceptional opportunity in one of Richmond Hill's most sought after streets, this imposing solid brick Edwardian residence's generously proportioned and impeccably presented dimensions provide instant family appeal while its deep private north-facing 474sqm approx. allotment with dual rear lane access offers enormous scope to extend (STCA).

Framed by a wide return verandah, the L-shaped entrance hall featuring high ceilings, lead-light windows and timber fretwork to introduce an elegant sitting room & separate dining, both with open fireplaces. Two generous front bedrooms, are graced with a glorious lead-light windows, open fireplaces & robes. Third double bedroom is accompanied by a bright central bathroom and well appointed modern kitchen & laundry. Deep entirely private northern garden shaded by 140 year old Elm trees and offers garage, garden shed & parking for 4 cars.

Just a short stroll to Bridge Rd and Swan St shops and restaurants, the MCG and the city, this is an exceedingly rare opportunity to enjoy an unbeatable inner urban lifestyle.

[99rowenaparade-richmond.com](http://99rowenaparade-richmond.com)

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Auction Saturday 25th November at 10.30am

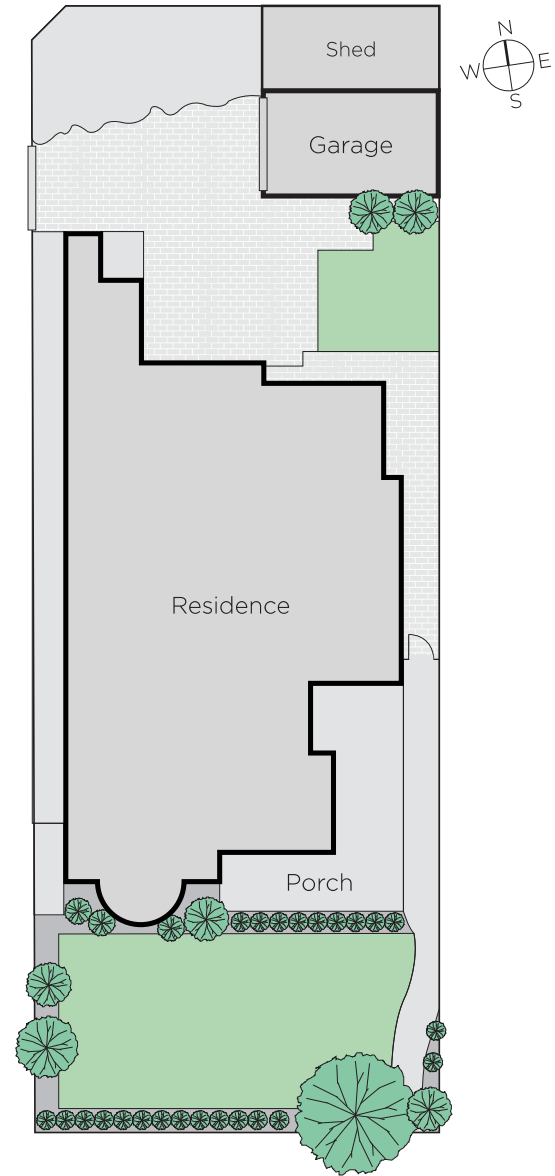
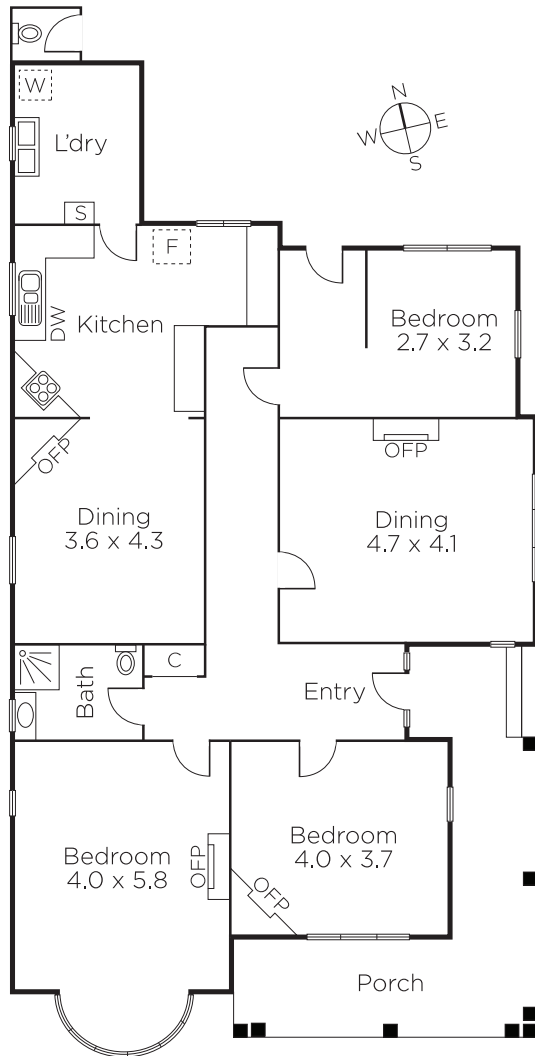
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