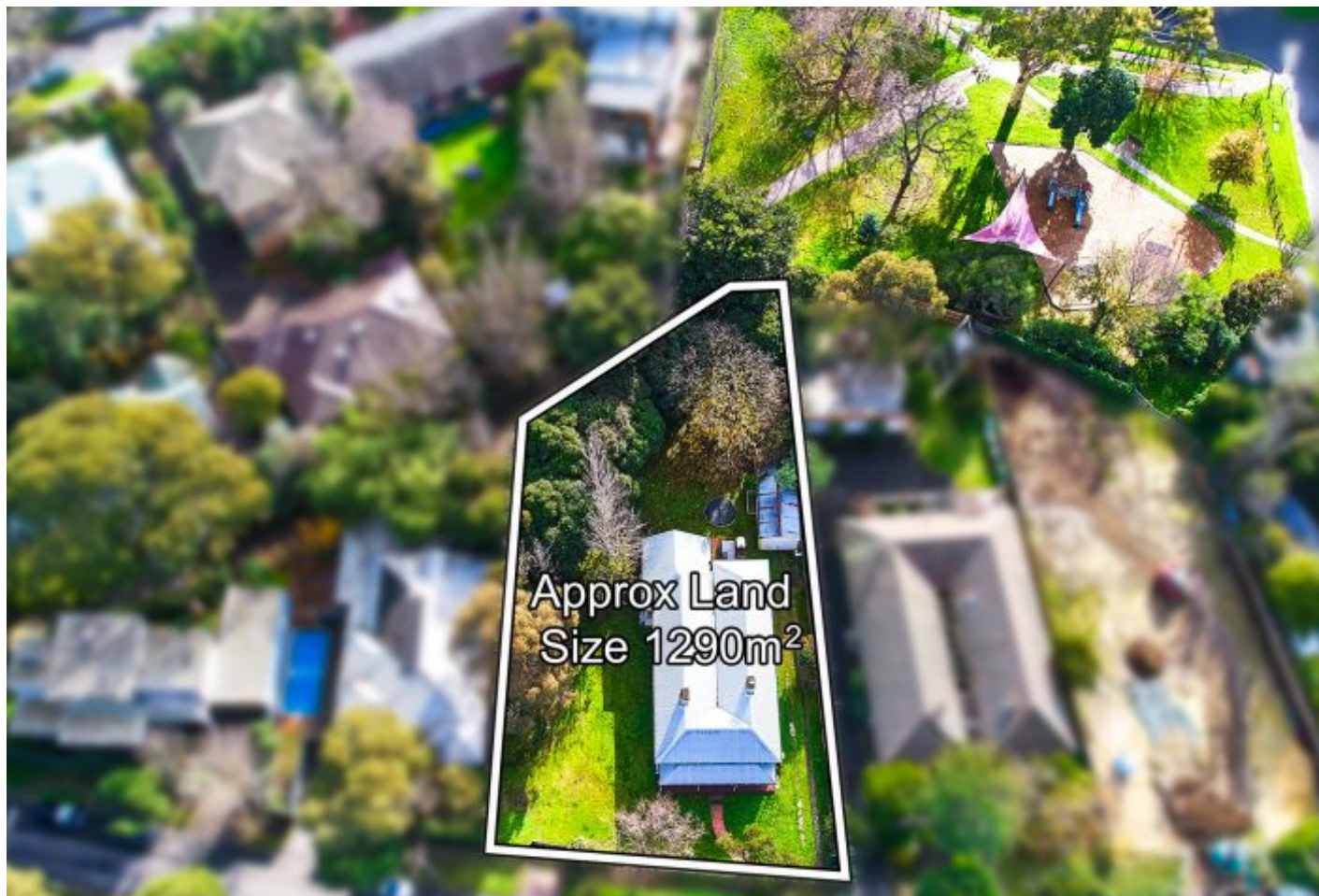


\$2,800,000 - \$2,900,000

🛏 4 🚿 2 🚗 2



📍 11 Kendall Street CANTERBURY VIC



\$2,800,000 - \$2,900,000

🛏 4 🚿 2 🚗 2



📍 11 Kendall Street CANTERBURY VIC

Prime parkside position

Showcasing family-focused flair for today and unrivalled promise for tomorrow, this double-fronted 4 bedroom, 2 bathroom Victorian home is graced with exceptional lifestyle appeal in a true position of prestige.

Offering so much more than initially meets the eye, the property invites fresh ideas over an impressive 1,290sqm (approx.). Build a dream home of distinction or prepare the far-reaching block for a multi-occupancy development (all STCA) with significant north-facing depth and a vast frontage of approximately 25.6m.

In addition, the house offers luxury living now, capable of generating secure income while plans and permits are being prepared. From the unrivalled setting to the parkland perimeter at the rear, it all adds up to an exciting opportunity!

- 4 large bedrooms, main with heated ensuite
- Wide-reaching open-plan living and dining
- Oversized renovated kitchen with stone surfaces, a breakfast bar and stainless-steel appliances
- Rejuvenated bathroom with a shower over a bathtub and stone detailing
- Large laundry with a bench and storage
- Elevated north-facing deck
- Established leafy garden and lawn with shed
- Multiple off-street parking spaces
- Ducted heating plus split-system heating and cooling
- Timber floorboards
- Recessed down-lighting
- Roman, Venetian and roller blinds
- Period features include ceiling artistry, arched hallway, Baltic pine flooring, period mantle pieces, and block fronting

Securely ensconced in the highly prized Canterbury Girls' Secondary College catchment area, walk to Maling Road cafes, leading schools, Canterbury trains, the Outer Circle Trail and the lush greenery of Canterbury Gardens. A leafy east lifestyle does not get any better than this!

For more information, please contact Shawn White today.

Disclaimer:

Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient.

Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given

Auction date

Saturday 5 August, 12:00PM

\$2,800,000 - \$2,900,000

 4  2  2



 11 Kendall Street CANTERBURY VIC

without responsibility.



Shawn White

State Sales Leader - Licensed Estate Agent, VIC

shawn.white@little.com.au

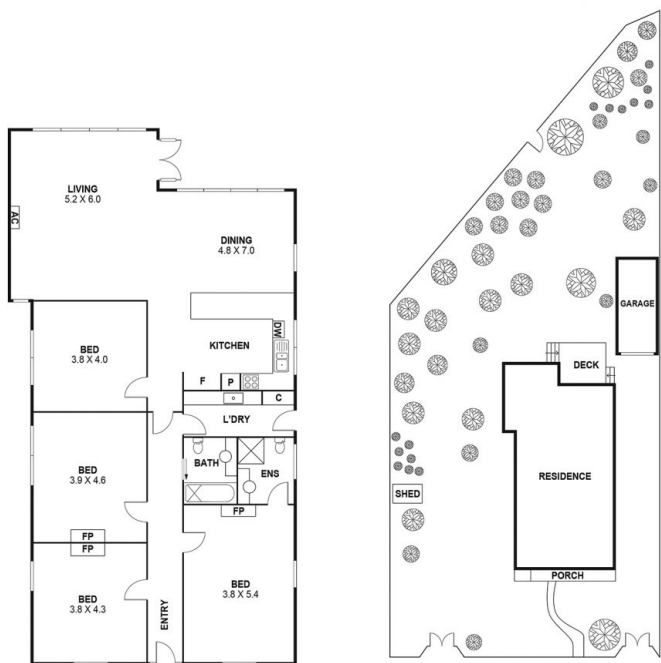
0425 335 034

\$2,800,000 - \$2,900,000

4 2 2



11 Kendall Street CANTERBURY VIC



0m 2m

N

This floor plan is intended as a guide only. Layout dimensions are approximate only.
No representations or warranties of any nature whatsoever are given or intended.
Any person using this information should rely on their own enquiries.