



**SOLD**

## WHEN LOCATION MATTERS!

Situated in a highly desirable tree-lined street and within the tightly held pockets near Maling Rd Heritage Precinct, this attractive villa unit offers sun-filled, one-level living. On a boutique block of only 4 units, this will appeal to those looking to downsize, first home buyers, or smart investors looking to add to their portfolio.

This ideal location is a stroll away from a quaint village style shopping strip, cafes, Canterbury train station, No. 70 City Tram and a host of parklands. Set within the zones of government schools including Canterbury Girls' Secondary College, Camberwell High and Canterbury Primary, it also provides a fantastic choice of elite private schools such as Strathcona Girls Grammar School and Siena college; all just moments away.

Features include:

- North facing living room
- Two spacious bedrooms with built in wardrobes
- Enclosed kitchen
- Family bathroom and separate toilet
- Full-size laundry with access to a low maintenance court yard
- Polished floorboards

Whether you choose to alter the existing floor plan or enhance this place with your own imprint, the potential this residence offers is of maximum value.

Please note: some key changes to our inspection processes as we continue to work through the current Coronavirus situation;

To ensure the safety of our clients and the community, we request that you do not attend an inspection if you have:

- Tested positive to, or have symptoms associated with Coronavirus
- Recently been in contact with someone diagnosed with Coronavirus
- Recently been overseas or agreed to any self-isolation conditions

You will need to remain adequate social distancing from others and refrain from touching

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$720,000**

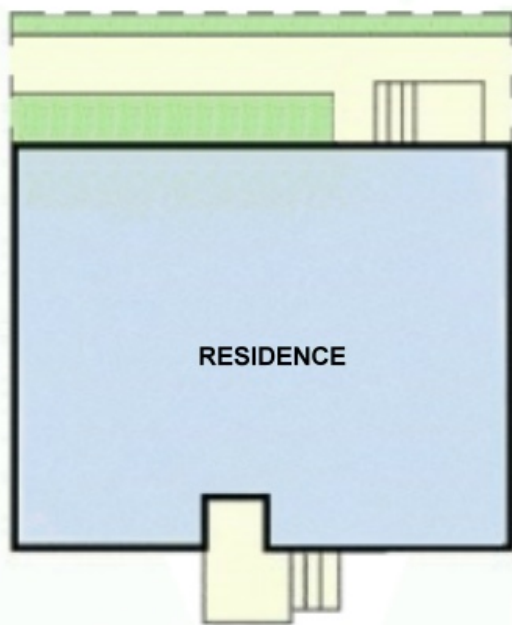
**OPEN FOR INSPECTION:**  
**N/A**



**Clive Chan**  
**0449181969**  
clivechan@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



N  
 (NOT TO SCALE)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.