

**17 Marara Road, Caulfield South, Vic 3162**



**Sold House**

Thursday, 10 August 2023

17 Marara Road, Caulfield South, Vic 3162

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 450 m2**

**Type: House**



Daniel Peer  
0395261999



Arlene Joffe  
0395261999

**\$1,340,000**

Revel in the splendid opportunity to own this solid brick period residence, rent it out, redevelop the land or even revive it on magnificent allotment of 450m<sup>2</sup>\*. The superb positioning across the road from Marara Reserve & Caulfield South Primary, & mere moments from E.E Gunn Reserve offers a unique beginning for families portraying the outstanding scope to create your ultimate home (STCA). The timeless style & classic original features such as beautiful floorboards & decorative cornices reign throughout, including in the bright living room with picturesque front garden & park views. The modern kitchen with a blend of stainless steel & white appliances is followed by casual meals & a living area, furthered by a laundry/powder room. A substantial main bedroom with built-in wardrobes, a second bedroom & a contemporary bathroom complemented by a shower & bath completes the accommodation. Established trees surround a large lawn in the back garden offering room to move. Add a split system, a garage & more making this a rare prospect in a prime location only a few minutes' walk to Princes Park, local shops, or catch public transport to Glen Eira College, specialist schools, Booran Reserve & Glen Huntly Road. This is truly one of the most family friendly locations around. \*Approximate Title Dimensions.