

**2-4 Mangarra Road, Canterbury, Vic 3126**

**KAY & BURTON**

**House For Sale**

Friday, 16 February 2024

2-4 Mangarra Road, Canterbury, Vic 3126

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1479 m2**

**Type: House**



Sophie Su  
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## Expressions of Interest Close 19 March at 5pm

These properties will be sold together or separately. This is a fantastic and rare opportunity to acquire a property of such size and quality in a privileged position in one of Canterbury's highly regarded streets in the Golden Mile precinct; amongst some of the area's most prestigious properties - close to historic Maling Road and Camberwell Junction & Market, Balwyn Cinema plus easy access to a myriad of Melbourne's prestige schools, transport, Boroondara Park and Outer Circle trails.

**No. 4 Mangarra** This generously proportioned Federation family residence enjoys a wide frontage and large garden allotment behind a Cyprus hedge with wonderful family recreation facilities. The home is beautifully presented with the interior featuring many original attributes including box bay windows reflecting its era but blending harmoniously with contemporary living and entertaining areas. The zoned accommodation includes glossy Baltic Pine floors, formal sitting and dining, study (sep.entrance), main bedroom with WIR & ensuite, powder room; plus a generous family living area with a stylishly appointed granite kitchen with five stainless steel gourmet stove, Miele dishwasher, WIP, cellar, bathroom and separate laundry. Whilst upstairs has four bedrooms, children's retreat, balcony and a family bathroom. Outdoor entertaining is perfectly catered for with an outdoor kitchen, sandstone alfresco area surrounding a pool and a separate child's play area. Other features include alarm, hydronic heating, marble FPs, R/C air conditioners, remote gates, double carport and extensive storage.

**No. 2 Mangarra** The adjoining two-storey brick family home features entrance foyer, highly polished timber floors, sitting room with R/C air conditioner and OFP, separate dining room, modern kitchen/meals with Emilia S/S stove and dishlex dishwasher, laundry and WC opening to a north-facing courtyard; plus three upstairs bedrooms and a family bathroom. Other features include lock-up garage and off-street parking in a leafy garden with mature trees. Multiple options to immediately rent out, new home site/develop (subject to council approval ) or make use of one of the rare double blocks available in Canterbury and utilise an enormous garden area. Total land size: 1,479sqm (approx.)