

**2 Filbert Street, Caulfield South, Vic 3162**



**House For Sale**

Friday, 2 February 2024

2 Filbert Street, Caulfield South, Vic 3162

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Michael Minic  
0401445588



Nick Renna  
0411551190

**\$1,400,000 - \$1,500,000**

In beautiful drought-tolerant gardens, this engaging three bedroom timber Californian Bungalow has an edge with its infusion of timeless warmth, updated class and energy efficiency. Beyond a stunning Frangipani and north facing Jarrah verandah, this sun filled home enjoys a glorious front bedroom with original fireplace, two further substantial bedrooms with full height built in robes, a tasteful living and dining area with fitted study nook, an innovative kitchen with premium German appliances (induction cooktop), a modern bathroom, fitted laundry and powder room (second toilet). A gorgeous brick paved alfresco setting takes centre stage amongst low maintenance greenery in the peaceful rear garden, while a storage shed and drying line hide around the corner. Charmed with high ceilings, Baltic pine floorboards and picture rails, this Californian classic is kind to the environment with solar panels, rainwater tanks and instant hot water, while appointed with ducted heating, reverse cycle air conditioning, ceiling fans, attic roof space storage room with a telescopic ladder and secure parking for two on the exposed aggregate driveway behind an auto gate. In an idyllic street, so close to the Hawthorn Road tram, walk to an assortment of shopping and dining options at the Glen Huntly Road junction, Caulfield Primary School, Princes Park and the tram to Elsternwick station.