

20 Royal Avenue, Kennington, Vic 3550



## House For Sale

Friday, 26 January 2024

20 Royal Avenue, Kennington, Vic 3550

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 437 m2

Type: House



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**\$450,000 - \$485,000**

This three-bedroom charmer in Kennington's leafy heartland is a true treasure. Almost original, and beautifully cared for over its time, the property presents a wonderful opportunity for someone new to equally love it. It's neat as a pin from the front gate to the back fence, including everything in between. The corner block of straight concrete paths, clipped shrubs and lush lawn boasts optimal side gates with access to a single carport and garage, leaving the façade to shine in its fifties vibes. Step up the paved front porch then enter the home to find some lovely period features; high ceilings, picture rails and decorative cornices are just the beginning. The bright front lounge has a gas heater set into its original brick hearth, plus a wall air conditioner, in addition to the ducted cooling throughout the home. Of the three bedrooms, one has a lovely retro built-in-robe. Floral carpet will be a keeper for the romantic soul. The kitchen/meals space brings yet more character, thanks to banks of original cabinets, the obligatory sink under the window, and the mint green slow combustion stove set into its tiled alcove. But don't worry – there's an upright gas stove right beside for daily cooking. More 1950s mint green fixtures can be found in the three-piece bathroom. Maintaining the manicured garden will be a pleasure. It includes a cool side fernery and a nature strip plum. The location here is also wonderful, being just a short stroll to CBD and the newly updated Ewing Park Play space, with easy access to the creek-side walking and cycling trail.