

**25 Briggs Street, Caulfield, VIC, 3162**

**Leased House**

Saturday, 10 June 2023

**JellisCraig**

25 Briggs Street, Caulfield, VIC, 3162

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## PERIOD CHARM IN PRIME LOCALE

This immaculate 4 bedroom Art Deco home is situated in a fantastic location and is an exceptional family home of spacious proportions. Comprises: picture perfect entry, high decorative ceiling rosettes & ornamental fireplaces blend seamlessly with the modern comforts of today to give this inviting home a warm ambience of its own. Featuring entry into a long hallway that accesses three good sized bedrooms and a beautiful formal lounge & classical dining room, an expansive light filled family room with parquet flooring & french doors leading to a paved alfresco areas and covered outdoor kitchen, adjoining entertainers stone kitchen with Smeg appliances including dishwasher, & casual meals area, central marble bathroom with separate shower, bath vanity & WC, Upstairs: master bedroom suite/rumpus or home office with ensuite bathroom, WIR & balcony Features: polished floorboards, ducted heating, evaporative cooling, stunning period features throughout, BIR'S, large laundry with plenty of storage, double remote garaging with internal access & lovely front & rear gardens.

In this highly convenient location, footsteps to the Hawthorn Road tram, the Glen Huntly Road tram, handy shops, Caulfield Primary School, the Montessori School and the library, within easy reach of leading private schools, Caulfield Racecourse and trains.

Please click 'Book Inspection' or 'Email Agent' to register for the inspection. Open for inspections and property availability are subject to change and cancellations, registering your details will ensure you are immediately notified via SMS of any changes or cancellations to inspection times.