

# 25 Canterbury Place, Hawthorn East, Vic 3123



## House For Sale

Friday, 3 November 2023

25 Canterbury Place, Hawthorn East, Vic 3123

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Shamit Verma  
0401137597



Andrew Gibbons  
0407577007

**\$1,690,000 - \$1,800,000**

Please enter off Clifton Grove or Hugh Street. A delightfully secluded, contemporary hideaway, crafted to reflect the essence of Federation styling, this spacious, three bedroom plus office/fourth bedroom, brick residence is gently tucked-away in a peaceful laneway with virtually no through traffic. Well elevated above its cobble-stoned streetscape and revealing a low maintenance alfresco lifestyle, the home is proportioned for family life, in the zone for Auburn South Primary School and just moments from Tooronga Village Shopping Centre. Filling with natural light, a vast lounge room flows effortlessly to a paved outdoor living area that basks in the afternoon sun, while a large kitchen with a meals area, plenty of storage and a convenient breakfast bar enjoys its own lavish connection to the courtyard. At the front of the home, the main bedroom offers welcome parental sanctuary with its own ensuite and walk-in robes, whilst at the rear, two further bedrooms are each fitted with built-in robes and set adjacent to a second appointed bathroom. Additional highlights include a lock-up garage, added driveway parking and a laundry, as well as a security alarm, ducted vacuum, ducted heating and air conditioning. In a highly desirable location at the end of a low traffic street, just a block from Burke Road's cafes, restaurants and the Number 72 tram taking you to Camberwell Junction or all the way to Melbourne University, this is a premium position that allows you to walk to Anderson Park, Tooronga Village shops and a collection of coveted schools including Auburn South Preschool (zoned) and Auburn South Primary School.