

**3 Marara Road, Caulfield South, Vic 3162**



**Sold House**

Monday, 6 November 2023

3 Marara Road, Caulfield South, Vic 3162

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 680 m2**

**Type: House**



Leon Gouzenfiter  
0422339791



Leor Bar  
0433820469

**\$1,970,000**

Whether you're a young family, astute developer or savvy investor this single level Art Deco home enjoys spacious proportions & offers a rare opportunity to enter the local real estate market. Capturing an enviable position in a highly sought after location it promises great rewards with immense value adding possibilities. Pursue options to renovate & revive, rebuild a luxury family home or redevelop into townhouses/units (STCA) but don't miss your opportunity to snap up this substantial 680m<sup>2</sup> allotment\* in the highly sought after Caulfield South Primary School zone. A large front garden & front porch greet you on arrival, while on the interior a wide entrance hallway with storage delivers a formal lounge & adjoining dining room with high decorative ceilings as well as a functional spacious kitchen overlooking a family living/meals area enjoying access to a large established rear garden. Also featuring two good sized bedrooms with built-in robes, a central bathroom & separate laundry with additional toilet. Other features include large externally accessed storage room, off street parking for two cars in driveway & split system heating/cooling. Ideally located in a prime park side location close to Princes Park, Marara Road Reserve, popular cafes, Glen Huntly Road shopping strip, well regarded schools & a choice of transport options. Don't miss your opportunity to capitalise on this great address! \* Approximate Title Dimensions.