

**32 Epsom Road, Kensington, Vic 3031**

**Rendina**

**House For Sale**

Friday, 17 May 2024

**32 Epsom Road, Kensington, Vic 3031**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Lou Rendina  
0418525415



Nathan Collyer  
0393816500

## **\$1,000,000 - \$1,100,000**

Experience the timeless charm of this captivating Edwardian residence nestled in a sought-after city-fringe location. Seamlessly blending period elegance with modern comforts, this freestanding gem offers an inviting retreat for discerning homeowners. Highlights include:

- Well-appointed kitchen seamlessly flowing into open living and dining areas
- Low-maintenance courtyard perfect for al fresco dining and relaxation
- Stainless steel appliances including a five-burner gas cooktop and electric oven
- Generously sized bedrooms with built-in robes and decorative fireplaces
- Large storage attic accessible from the second bedroom
- Bright bathroom with skylight, shower, bath, toilet, and vanity
- Gas heater, Inverter heating and cooling, polished floorboards, and high ceilings
- Secure off-street parking via rear right-of-way
- Conveniently located near Kensington Village, schools, parks, and transport option