

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

**House For Sale**

Tuesday, 23 April 2024



33 Marara Road, Caulfield South, Vic 3162

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 555 m2**

**Type: House**



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**\$1,800,000 - \$1,950,000**

Standing proudly in a prime Caulfield South location, sitting on 555m<sup>2</sup>\* directly opposite Marara Reserve, this classic original A.V Jennings period treasure presents a wonderful opportunity. Beautifully maintained inside & out with high decorative ceilings, glistening lead light windows, ornamental fireplaces, picture rails & polished timber floors, this wonderful period home presents a lovely blend of original features alongside modern updates & conveniences added along the way. Offering generous accommodation & a flexible flowing floor plan with a fabulous family focus, choose to move in & enjoy immediately with the added option of enhancing & taking it to a whole new level later (STCA). A picturesque enclosed front garden, undercover front porch & charming facade greets you on arrival. While on the interior, the wide entrance hallway delivers multiple living zones - an elegant formal lounge & adjoining dining room, a separate living room, a study & a spacious neatly presented kitchen with updated appliances (including dishwasher) & an abundance of storage overlooking a light filled family living/meals area enjoying access to a well established rear garden with paved alfresco entertaining area. Downstairs also features a good sized main bedroom with front garden outlook & ensuite. While upstairs, two carpeted bedrooms with built-in robes & a central bathroom completes the accommodation. Other features include ducted heating, split system heating/cooling upstairs, alarm, separate laundry, additional toilet, off street parking for two cars & a rear workshop/storage space. Ideally located within the coveted Caulfield South Primary School zone, close to transport, shops, local cafes & surrounded by beautiful parklands \*Approximate Title Dimensions.