

**45 Canterbury Street, Flemington, Vic 3031**

**Rendina**

**House For Sale**

Wednesday, 17 April 2024

45 Canterbury Street, Flemington, Vic 3031

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Nathan Collyer  
0393816500



Frank Mammone  
0447441950

**\$1,100,000 - \$1,200,000**

Gracing one of the suburb's prettiest treelined streets and blessed with an idyllic parkside position adjacent the Canterbury Stables Reserve & Playground, this charming period home is your golden ticket to an enviable city-edge lifestyle. Ready to enjoy while providing plenty of scope for you to enhance further and really make it your own, it is a low maintenance offering with enormous buyer appeal. • Timelessly appealing, single-fronted period home – move-in ready with options to update further if desired (STCA). • Crowned by high ceilings, the heart-warming accommodation is enhanced by authentic features such as glossy hardwood floors, deep architraves and an ornate fireplace. • A long hallway with decorative ceiling leads past the two generous bedrooms and bright bathroom to the inviting central lounge. • At the rear of the home is a spacious dining/family area and skylit modern kitchen with quality stainless steel appliances (including a dishwasher) and lots of cupboard & storage space. • With split system heating/cooling and panel heating, the home also boasts a full laundry with WC while outside, a large, secure backyard with shed provides a safe haven for children and pets to play. • Close to Newmarket station and tram-stops, the home is within easy reach of fabulous cafes, Flemington Racecourse and Citylink while the CBD is just minutes away.