

**54 Queens Avenue, Caulfield East, Vic 3145**

**Chisholm&Gamon**

**House For Sale**

Wednesday, 12 June 2024

54 Queens Avenue, Caulfield East, Vic 3145

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 440 m2**

**Type: House**



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**\$1,250,000 - \$1,350,000**

Get your renovation ideas racing with this solid brick 3 bedroom semi detached Californian Bungalow on a deep 440sqm approx. Opposite Caulfield Racecourse, this exciting prospect has the bones for a superb renovation and the space for a fine extension with the potential for racecourse views from a first floor (Subject to Council Approval) Impressive with its high ceilings and vintage proportions, this Californian classic sits welcoming in the northern sun, enjoying a wide hallway, 3 big bedrooms, a sunlit living area (gas heater), an updated kitchen (walk in pantry), a modern bathroom and an external laundry in the east facing rear garden, plus parking at the front. A highly convenient position on this notable avenue, walk to both Caulfield Village and Glen Huntly Village, 2 train stations, 2 tram lines, Monash University Caulfield, Glen Eira College and East Caulfield Reserve. •🏠Renovate or re-invent on 440sqm approx. •🏠High ceilings and good proportions•🏠Potential racecourse views from second storey•🏠Close to the new Caulfield Village•🏠Walk to Monash University Caulfield