

**71 Maling Road, Canterbury, Vic 3126**



**House For Sale**

Tuesday, 14 November 2023

**71 Maling Road, Canterbury, Vic 3126**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jonathon ODonoghue  
0412745707



Monique Peeters  
0412603343

**\$2,000,000 - \$2,200,000**

Spilling off the edge of the stellar café scene, this beautiful 3 bedroom 2 bathroom timber Edwardian infuses its sense of timeless harmony with north facing garden bliss. Impressive with its 3.45m approx. ceilings and timber fireplaces, the original sector reveals a proud entry hall with traditional fretwork, 3 gorgeous bedrooms (robes) and a modern bathroom. The expansive and light filled open plan entertaining area maintains the classy ambience with high ceilings, ornate cornices and timber floors within the defined living and dining zones, luxe family size kitchen (quality appliances) and fully enclosed and fitted European laundry. Features include: \* Oversized walk in robe and ensuite to main\* Brand new oven and dishwasher\* Library wall of bookshelvesBi fold doors extend out to a superbly covered deck that's elevated overlooking a sea of magnificent park-like greenery providing shade to the tranquil north facing dog-friendly paved garden. A low maintenance escape on the edge of it all, this single level treasure is complemented with ducted heating/cooling and individual area reverse cycle air conditioning throughout, security, a store room, garage and driveway parking, plus permit parking. Highlights include:\* Reverse cycle and ducted heating/cooling throughout\* Tranquil, low maintenance, dog-friendly backyardA magical location backing onto the decorative Canterbury Gardens and walking paths.Location advantage:\* 1 minute walk to Canterbury Gardens Kindergarten\* 3 minutes' walk to renowned Maling Road shops\* 5 minutes' walk to Canterbury train station\* Walk to Strathcona Girls' School\* Zoned for Camberwell High School, Canterbury Primary School and Canterbury Girls' Secondary College.