

72 Wattle Valley Road, Canterbury, VIC, 3126

HEAVYSIDE

House For Sale

Saturday, 14 September 2024

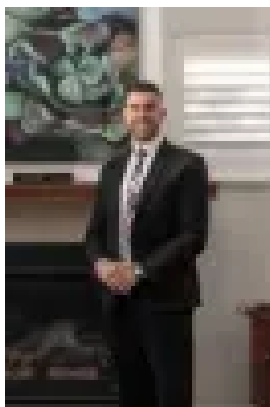
72 Wattle Valley Road, Canterbury, VIC, 3126

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Steven Zervas
0394703390



Tim Heavyside
0394703390

Serene elegance and charismatic charm on 1012sqm

Watch the auction live here: <https://heavyside.co/live-auction/>

THE PROPERTY

Sitting pretty in a prestigious leafy pocket, renowned for its proximity to leading schools and the popular Maling Road precinct, this expansive four-bedroom, three-bathroom home offers an array of exciting possibilities. Surrounded by colourful mature gardens and resting on a generous 1012 sq m approx. block with no heritage overlay, the home is ready to move in and enjoy with potential to subdivide or develop (STCA) in the future. Spread across two enticing levels, the residence features an array of light-filled living spaces spread across the ground floor, including a sophisticated formal lounge and separate formal dining domain, complemented by hardwood floors and open fireplaces. Stepping through to the extra-large central kitchen, sparkling granite benchtops and splashbacks, plus new premium appliances are a standout, while the family room at the rear offers further living space and access to the sun-splashed outdoor entertaining zone at the rear. Accommodation includes a ground floor bedroom with built-in robes resting alongside a sparkling fully tiled bathroom and a sunroom/study, while upstairs the main bedroom includes dual built-in robes, luxe ensuite, and stunning custom leadlight window, with two further robed bedrooms sharing a third modern bathroom with bath, shower, vanity and separate toilet.

THE FEATURES

- Light-filled & spacious four-bedroom, three-bathroom family home
- Positioned on a huge 1012sq m approx. block with no heritage overlay
- Formal living & dining rooms upon entry with feature fireplaces
- Family room at rear highlighted by parquet floors
- Four robed bedrooms, one privately positioned on ground floor
- Three modern fully tiled bathrooms across two levels
- Beautiful established gardens surround the home in colour
- Convenient off street car parking for two cars at front of home
- Ducted heating & split system cooling for optimum year-round comfort

THE LOCATION

Exceptionally located in a desirable pocket, just a short walk to Maling Road shopping and cafés, Canterbury train station and Riversdale Road trams, mere minutes from Camberwell Junction, and within easy reach of an array of highly regarded schools including Canterbury Primary, Sienna College, Strathcona Baptist Girls' Grammar, Camberwell High and Canterbury Girl's Secondary College.

THE TERMS: 30|45|60