

# 92 Trevelyan Street, Caulfield South, Vic 3162



## House For Sale

Wednesday, 10 July 2024

92 Trevelyan Street, Caulfield South, Vic 3162

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 673 m2**

**Type: House**



Marshall Rushford  
0418396981



Sophie Laforest  
0432610949

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

In the same family since 1969, this impeccable 3 bedroom solid brick c1917 Edwardian welcomes families to fall in love and make this their forever home. Retaining its gorgeous leadlights, high ceilings, picture rails, polished hardwood floorboards and deep sills, this mesmerizing home is perfect for today with so much potential to extend as your family grows. Well proportioned and full of light, this time honoured classic enjoys a deep verandah, wide entry hall, an engaging lounge room with leadlight corner window and sweet leadlight overmantel, double doors to a charming dining room (mantel), an American Oak eat-in kitchen (Westinghouse appliances), a delightful north facing sunroom, 3 lovely bedrooms (one with robes), a central bathroom, powder room and fitted laundry. The north facing rear garden encourages families to produce their own food from the land with its citrus grove, fruit trees and kitchen garden. There are three well-built brick outbuildings (a garage with pot belly stove and cellar, studio with troughs and workshop). The brick buildings could be used as a home office, a kids' hang-out or to dabble in your hobbies. Updated with gas heating, security doors and an alarm, this well-preserved home is meticulously maintained and ready and waiting to start its next chapter. In this sought after family locale, in the Caulfield Primary School zone, an easy walk to Wesley College Elsternwick, the Japanese School of Melbourne, Montessori School and Leibler Yavneh College. Walk to trams on both Hawthorn Road and Glen Huntly Road, as well as the 220, 605 and 625 buses. Find a new Woolworths that has just opened on Hawthorn Road, and enjoy cafes along Glen Huntly Road or Hawthorn Road by the entrance of Princes Park. Land: 673sqm approx.