

**3/40 Chaucer Crescent, Canterbury, Vic 3126**



**Unit For Sale**

Wednesday, 10 July 2024

3/40 Chaucer Crescent, Canterbury, Vic 3126

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

**\$750,000 - \$820,000**

In one of blue-chip Canterbury's most sought after period-lined streets, this mid-century villa provides an outstanding opportunity to create your own custom easy-care living environment surrounded by the area's premium lifestyle amenities. Positioned privately at the rear of just four, two-bedroom accommodation is defined by beautifully spacious proportions with expansive feature windows capturing abundant natural light throughout, a leafy paved courtyard and carport parking. A sunny porch entry introduces a north-facing living room with gas heater, air conditioner and a large adjoining kitchen with meals, generous main bedroom and separately zoned second bedroom, both with excellent BIRs, a full-size central bathroom featuring shower and independent bath, and dedicated laundry. Whether you renovate (STCA) to occupy, flip or invest, your efforts are sure to be rewarded by a premium address in one of the South East's most coveted locations just a short stroll through Canterbury Gardens to renowned Maling Road Village and trains. Enjoy the easy convenience of Camberwell Junction and Balwyn Village shopping and dining, Camberwell Market, Rivoli and Balwyn Cinemas, leading private schools and a quick train trip to the MCG or CBD. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.