

**42 Kedleston Road, Herne Hill, VIC, 3218**

**buxton**

**House For Sale**

Tuesday, 26 November 2024

42 Kedleston Road, Herne Hill, VIC, 3218

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Updated for Modern Living, Located for Lifestyle**

Tastefully updated to offer modern interiors, this classic family home on 516m<sup>2</sup> (approx.) represents an exceptional opportunity to enter a sought-after pocket of Herne Hill. Situated within walking distance of the Minerva Road shops and cafes, local parks, reserves and sporting facilities, primary, secondary and private schools, minutes from the Shannon Avenue and Vines Road strips, and less than 10 minutes from the Ring Road and CBD, enjoy an idyllic family friendly setting with fantastic central accessibility.

Set in a tree-lined neighbourhood, the original doubled fronted brick façade is welcoming in appeal. Inside, a wide entry hall leads through to the open plan living area featuring crisp white interiors, polished timber floorboards, original brick mantel, gas heating, plus split system heating and cooling for year-round comfort. The updated kitchen features modern cabinetry, quality appliances including 900mm oven, gas cooktop, dishwasher, generous storage provisions, and the perfect vantage point to oversee the kids or pets at play in the backyard.

The main bedroom includes generous built-in robes, with two additional bedrooms of good size, one with built-in storage. The stylish family bathroom is finished in chic floor to ceiling tiles with modern vanity, bath and frameless glass shower. A well-appointed laundry and separate wc allow for fantastic functionality.

Outside, the large backyard offers ample space to play, relax in the sun, or entertain. The long driveway leads to garaging, storage and workshop facilities, perfect for the tradesperson or those who enjoy a weekend project.

Representing exceptional value in the coveted 3218 postcode, with further potential to enhance or extend (STCA) this is an outstanding real estate opportunity not to be missed!