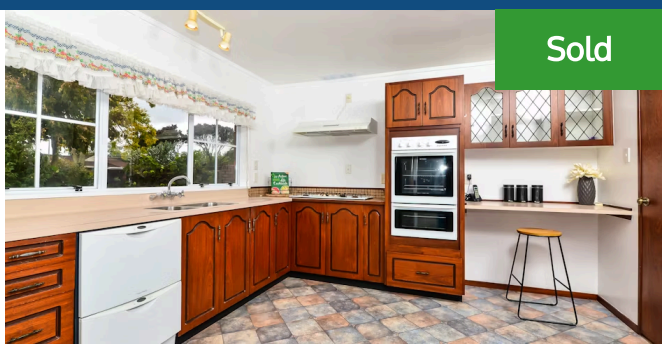

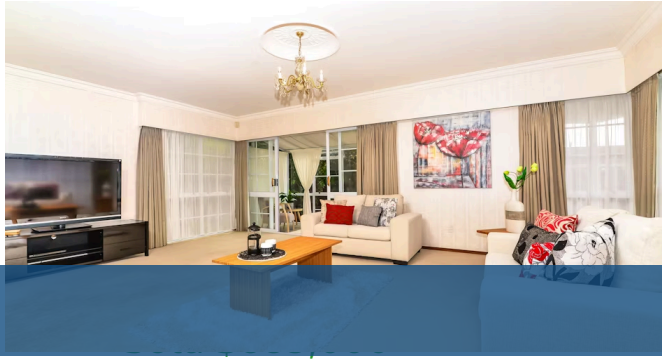

35 Ellerslie Avenue, Chedworth

4 1 2

On a delightfully sunny site at the cul-de-sac end of a tree-lined Chedworth avenue, this family home nestles in a quiet garden environment bordering an entrance into Hillary Park. Built in the 1980s, it retains its graceful period features but is also ripe for modernisation. There is scope to add value through contemporary updates, while optimising the special detailing of plaster ceilings and bullnose edge walls and arches. The kitchen, which attracts a very pleasant outlook over the gardens and leafy cul-de-sac, is equipped with 1. 5 wall ovens, a gas hob, and double dish drawers. Dining/family room flows out to a well-maintained deck, and the spacious lounge opens to a relaxing conservatory and patio with a picturesque streetscape view. Living is beautifully positioned for all-day sun and the kitchen offers direct access onto the patio. Accommodation includes a master bedroom with an ensuite and walk-in robe. The fourth bedroom, which is currently used as an office, has sliding door access onto a sheltered patio that links with the double automated garage. This private niche is an enjoyably cool retreat in summer. Interiors deliver year round comfort via heat pumps, gas heating and the natural warmth of the sun. A 170L gas hot water cylinder, renewed several years ago, is housed in the separate laundry, which steps out to a large paved drying court and garden shed. Two sides of the home are fully paved for easy maintenance. Established gardens provide beauty, sustenance and an array of specimen trees.

Land area	826 m²
Rateable value	$550,000
Rates	$3,215.29

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