



## 52 Carlingford Street ELSTERNWICK

3 1 2

### Grand Elsternwick Edwardian offers exceptional potential

Gracing an expansive 515 sqm (approx.) block in a brilliant Elsternwick location and only a short stroll to Hopetoun Gardens, Glen Huntly Road shops, cafes, private schools with Wesley College at the end of the street. This grand Edwardian exudes exceptional potential. Whether you're undertaking an inspired renovation, building your dream home or pursuing a prized development project (STCA), this property provides a gorgeous canvas for you to paint your masterpiece.

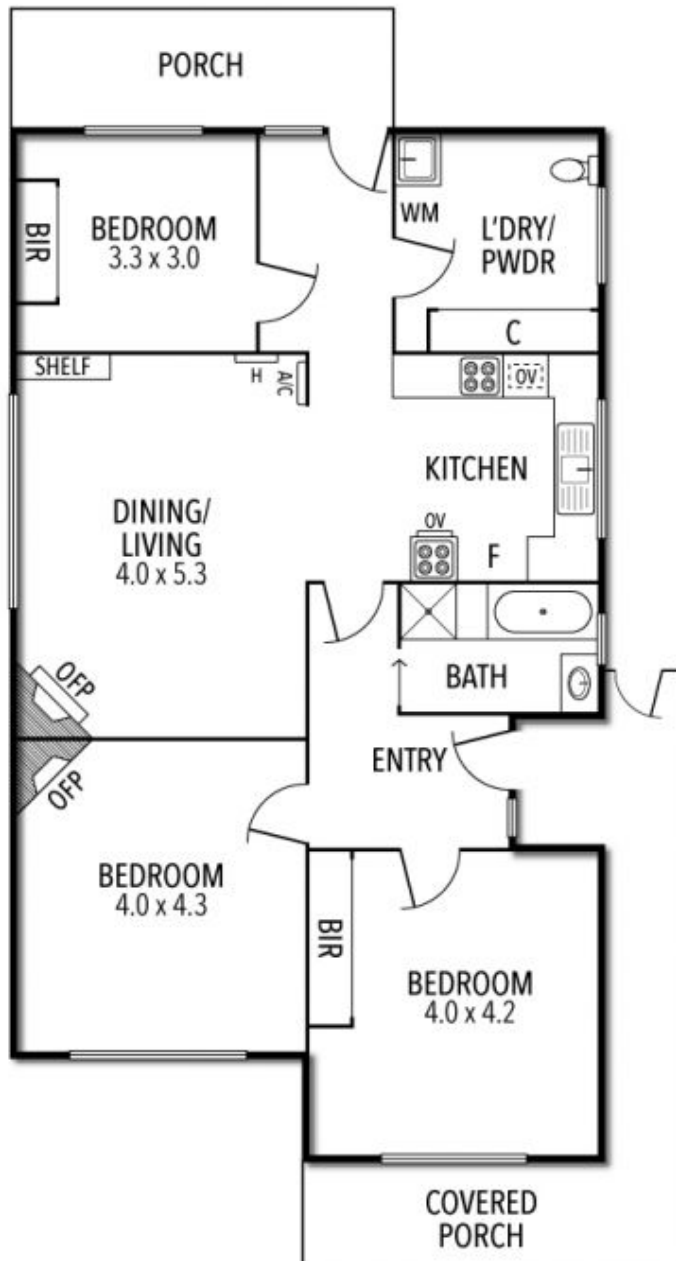
Set at the front of the block, and opening out to a sweeping north facing backyard, the freestanding home boasts an impressive footprint. Set amongst established gardens, the home unfolds over timber floors, underneath soaring 3.3m ceilings, with decorative cornices evoking its century-old heritage.

You'll discover two large front bedrooms and a third bedroom at the rear, a grand central living space, cute farmhouse-style kitchen, bathroom and separate laundry.

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