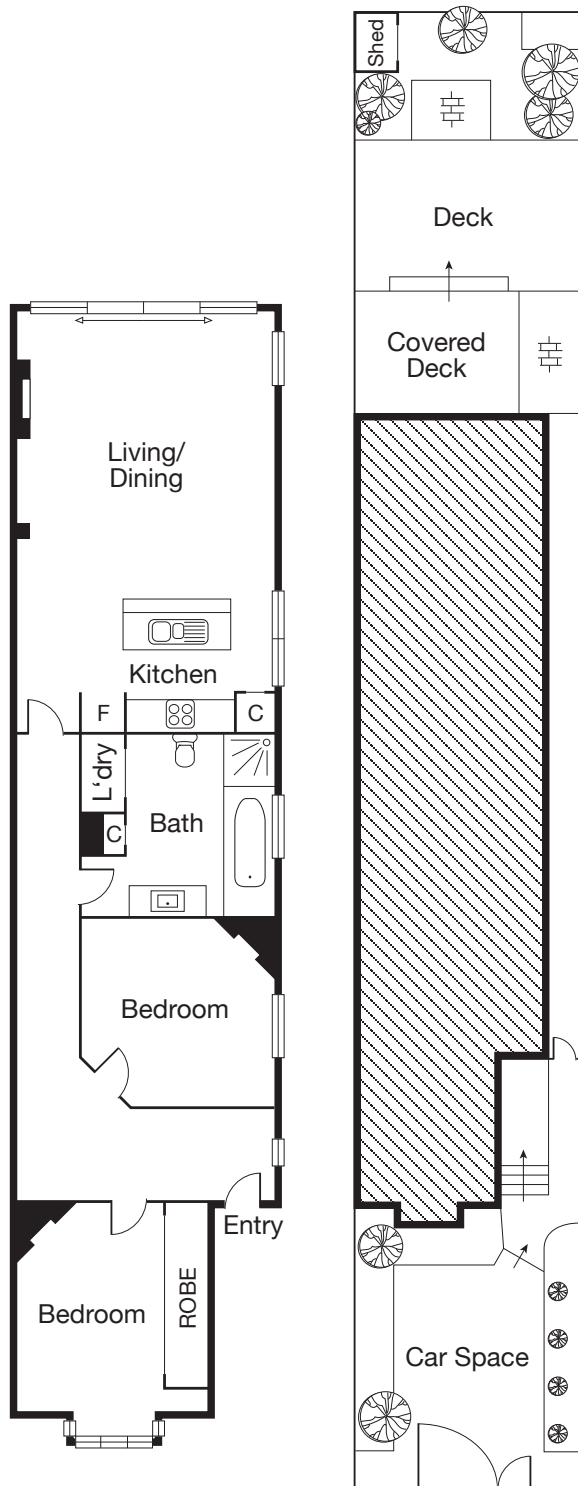


RIPPONLEA 23 Erindale Avenue



CAYZER



## CAPTIVATING EDWARDIAN, COVETED LOCATION

- Rich in period charm with open fireplaces, exquisite lead lighting and high ceilings
- Ducted heating throughout
- Coveted location just a short stroll to Ripponlea Village, public transport & Rippon Lea Estate

Instantly alluring semi-detached home superbly presented and enriched in gorgeous period detailing throughout. Comprising; Secure front car space via crossover, two excellent double bedrooms, main with built-in robes and stunning bay window.

Central bathroom incorporating laundry facilities and well-appointed kitchen featuring SMEG appliances. Spacious open plan living and dining with glass sliding doors leading to an outstanding rear entertainer's deck and courtyard.

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**Auction** Saturday 16 December at 12pm

**Inspection** As advertised or by appointment

**Contact** Simon Carruthers 0438 811 601  
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Interactive Floorplan