

Jellis Craig Boroondara – Online Listing Copywriting

Property Address:	1/15 Marshall Avenue, Kew
Sale Method:	Auction Saturday 9 th May at 11am
Land Size - sqm approx. (Leave blank if you do not want land size advertised).	NA
Consultant 1	Patrick Dennis 0409 321 159
Consultant 2	Bridget Perry 0459 440 054
Consultant 3	

ICON INFORMATION

Total number of Rooms: (Internal use only – not including wet areas)	4
Bedrooms:	3
Bathrooms:	1
Living Rooms:	1
Garage spaces:	1
Carport spaces:	
Off street spaces: (<i>not including garage or carport</i>):	
Total number of car parks to be advertised:	1
Study/s:	n
Pool (Yes/No):	n
Tennis Court (Yes/No):	n
Wine Cellar (Yes/No):	n
Property Type Search Criteria: (House/Townhouse etc):	townhouse

HEADING (50ch)

1. Single level serenity at a prized Kew address

INTERNET COPY

Behind an attractive façade on a beautifully tree lined street, this wonderfully proportioned single level solid brick residence is defined by a sense of calm, tranquillity and privacy. Vast Georgian style windows draw natural light deep into the interior, where refreshed decor, plush carpet and expansive rooms create an immediately welcoming atmosphere throughout. A serene sitting and dining room with a graceful bay window establishes an idyllic setting for relaxing, while the kitchen is appointed with ample cabinetry and a gorgeous outlook across the front garden to the streetscape. Three spacious bedrooms provide ideal modern flexibility, well suited to a range of lifestyles and stages, and are served by an elegant bathroom with separate bath and shower. A private rear garden with pergola provides outdoor connection in a secluded setting. Features include heating and cooling, attic storage with pull down ladder access, a dedicated laundry with rear access, a single lock up garage. Positioned in the heart of Kew's private school belt, with Victoria Park at the end of the street, take the tram to the city via Melbourne's famed sporting precincts. Walk to Kew High Street, a choice of parks and ovals, with the bike path and convenient freeway access all within easy reach.

BOARD COPY – 8X6

Heading – 50 characters

BROCHURES – REFER TO GUIDELINES

A4 2 Page Heading 60

Body 640

This wonderfully proportioned single level solid brick residence is defined by calm, tranquillity and privacy, with a prized lock up garage. Vast Georgian style windows draw natural light deep into the interior, where refreshed decor, plush carpet and expansive rooms create a welcoming atmosphere. A serene sitting and dining room with a bay window establishes an idyllic setting for relaxing, while the kitchen enjoys a gorgeous outlook across the front garden. Three spacious bedrooms are served by an elegant bathroom with separate bath and shower, and a gorgeous rear garden provides a serene retreat.

DROP CARDS - LANDSCAPE

Body – 120 Characters