



CARLTON  
90 High Street - PID: 800449

SOLD \$1,260,000

3 1 2

### Auction Time

- 22 August, 2015 11:30 am

### SOLD by Kristina Lee & Matthew Ettia

Nestled within one Carlton's best streets, is this beautifully presented 3 Bedroom family home that is just moments to Carlton Train Station & Shops and within the catchment for Carlton Public School.

The home exudes charm with a comfortable and homely feel. The large eat-in kitchen with breakfast bench, gas cooking and stainless steel fittings combined are perfect for any family meal or entertaining guests.

The living room is warm and inviting with a gas fireplace and plenty of room to spread out. In addition to down lights and floating floorboards the practical amenities include an internal laundry, a large walk-in storage room and a split system air-conditioner to control your comfort level.

Well maintained and cared for, this home provides plenty of indoor and outdoor space with a side drive access through to a large combined lock up garage and utility shed. An undercover patio allows you to sit back and enjoy a BBQ or entertain guests while overlooking the spacious, North facing back yard.

#### Additional Features

- Wonderful Ornate Period ceilings
- Split System Air conditioning
- Internal laundry & 2nd Toilet
- Extra internal storage room

montgomery group  
2 Montgomery Street, Kogarah, 2217  
P: 02 9588 3455 F: 02 9587 1870  
www.montgomeryrealestate.com.au



Kristina Lee  
kristina@montgom.com.au  
M: 0402 067 763  
P: 02 9588 3455



Matthew Ettia  
matt@montgom.com.au  
M: 0409 551 881  
P: 02 9588 3455