



**SOLD**

## CLASSIC PERIOD HOME ON CITY FRINGE!

Upon entry through the gated secure entrance you will be instantly impressed with natural light throughout this stunning 2 bedroom period home, easily combining original and modern features. The home easily caters for the family through oversized bedrooms, each with built in robes. A beautiful fireplace highlights the open plan living zone, which flows into the meals area and adjoining updated and modern kitchen fitted with quality stainless steel appliances including dishwasher.

This home also boasts two superbly finished, light and bright bathrooms, concealed yet convenient European laundry, and a huge 2nd living space / conservatory which opens out into your personal courtyard for spending lovely evenings relaxing or entertaining. Investors note the home is currently tenanted on a 12 month lease returning \$2520 per calendar month.

If you desire a lifestyle that includes living among trendy cafés, exciting night life entertainment, delightful shopping strips, diverse sporting & recreational facilities, and easily accessible transport all right at the city's edge, then this is the place to call home.

Other features include:

- Central Ducted Heating.
- Single lock-up garage with 3rd toilet and courtyard access.
- Secured foyer entry.
- High ceilings throughout.
- Close to schools, parks, shops, cafés, restaurants and public transport.
- Only 8k's from Melbourne CBD (approx.).

NOTE: COVID-19 Health and Safety protocols must be adhered to at all times during inspections. This will include collection of your personal contact information which must be kept for at least 28 days. For more information regarding these policies, please contact your agent.

\*Photo ID required to be presented at public inspections.

\*\*We have obtained all information in this advertisement from sources we believe to be reliable; however, we cannot guarantee its accuracy.

**2 BED | 2 BATH | 1 CAR**

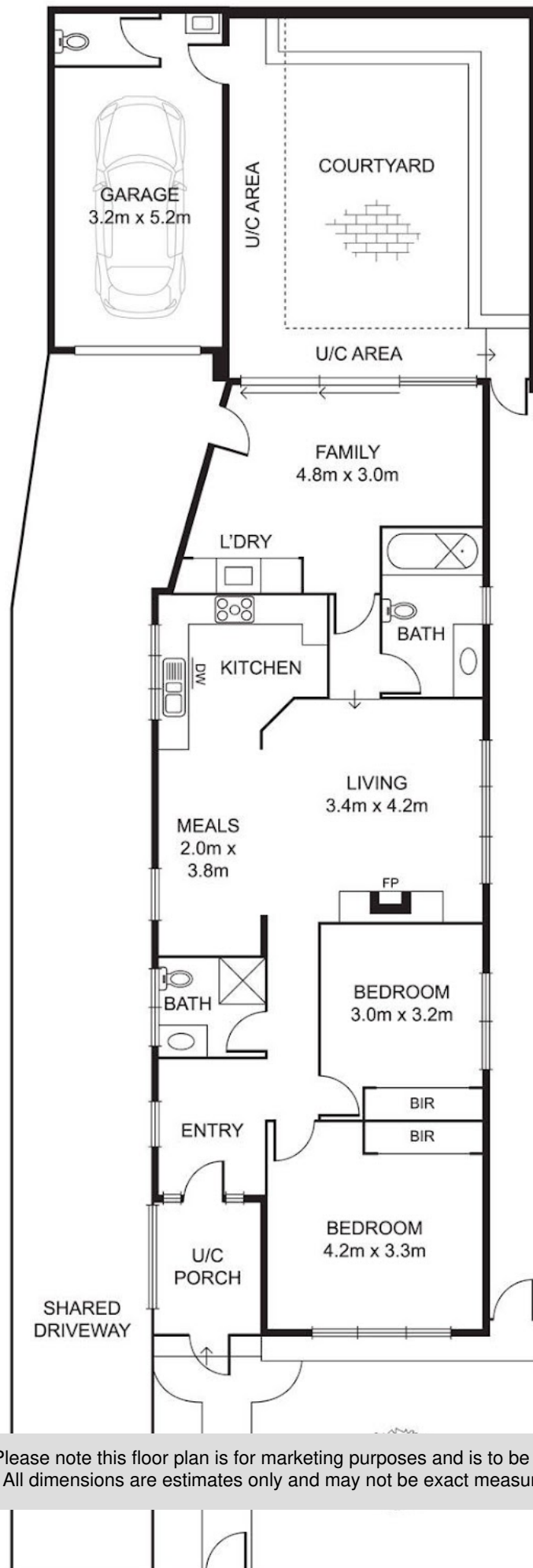
**PRICE:**  
**\$1,080,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Mendo Micevski**  
**0415605529**

anywhererealestate@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.



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