



**SOLD**

## HUGE DEVELOPMENT POTENTIAL - GREAT LOCATION & EASY REAR ACCESS!

Discover the perfect fusion of charm and contemporary living in this exquisite three-bedroom home nestled in the heart of Brunswick East. Boasting an impressive land size of 501 square metres approximately, this property is designed to cater to developers, investors and families seeking a balance between a comfortable lifestyle and future growth potential.

Step inside to find a spacious living room and an inviting meals area with a beautiful open fireplace, and a stylish kitchen, all adorned with decorated high ceilings and new carpeting. The main bedroom/private retreat and its own open fireplace, making it a haven of relaxation.

Stay comfortable all year round with a split system in the living room and an ABN connection for your entertainment needs. Two car garage with rear entry from the laneway offers convenient parking, while the tram stop next door ensures seamless transport connections.

With the East Brunswick Village Shopping Centre, parklands, and a school all within walking distance, this property is your ticket to a vibrant and convenient lifestyle. Don't miss out on the opportunity to call this delightful gem your new home!

For more information call Alpie Wong Today!

Please note : Photo I.D. required at all inspections

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

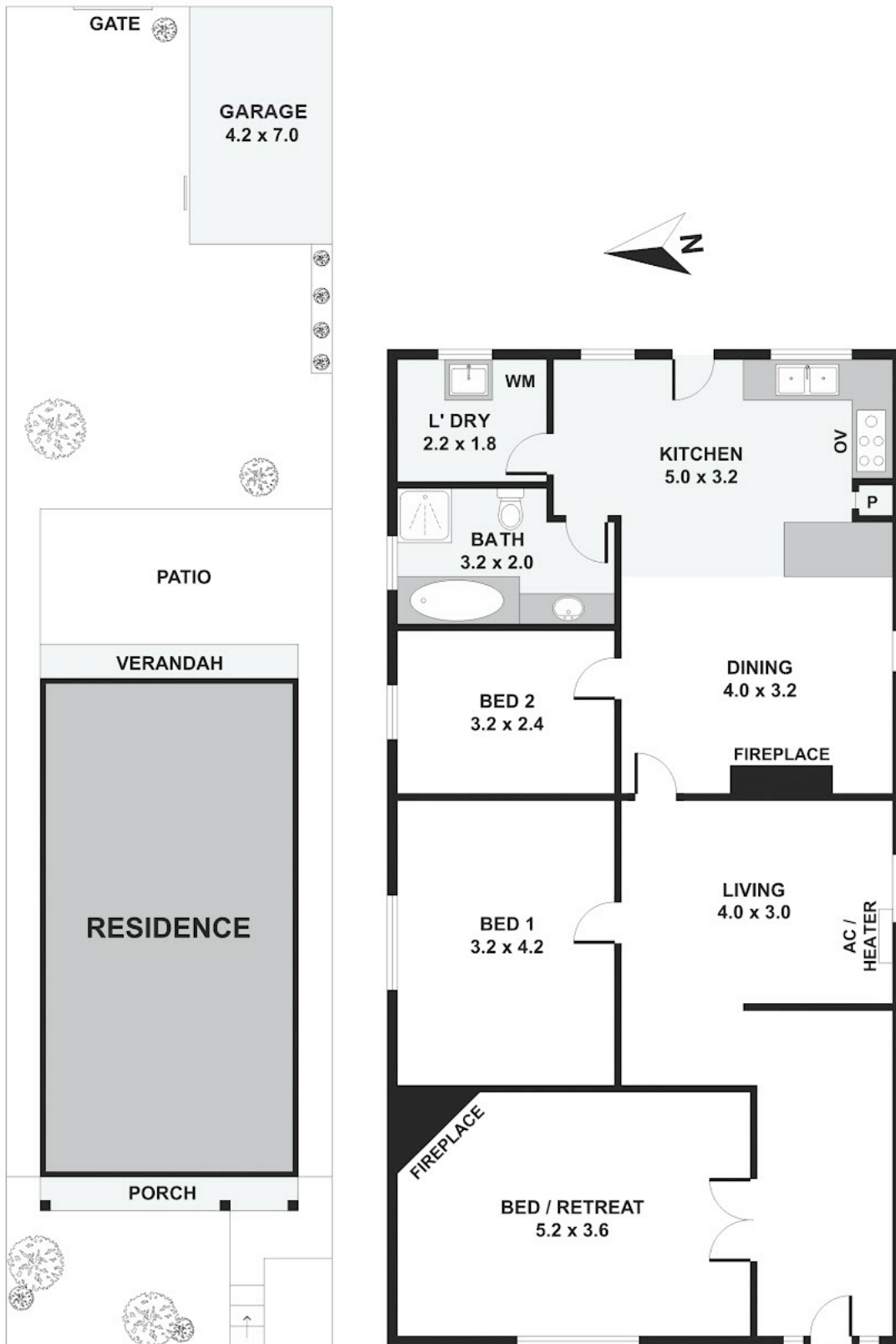
**PRICE:**  
**\$1,430,000**

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



**Alpie Wong**  
**0429960029**  
alpie.wong@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

# 82 Nicholson Street, Brunswick East



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.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.