

# 1 Mayfield Avenue, Brunswick, Vic 3056

**Nelson Alexander**

## House For Sale

Thursday, 9 November 2023

1 Mayfield Avenue, Brunswick, Vic 3056

**Bedrooms: 4**

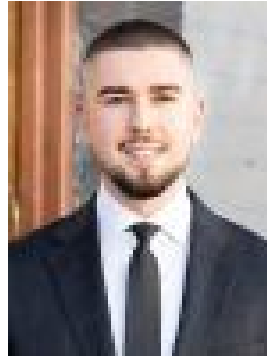
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Robert Enes  
0432088874



Justin Voglis  
0447812695

## **Auction \$1,350,000 - \$1,450,000**

This handsome Victorian home is set to make a lasting impression with its versatile floorplan, immediate comfort and exciting renovation potential - all in a sublime Parkville-edge pocket moments from the open spaces of Temple Park. Beyond the picket-fenced garden and captivating facade, discover an impeccable interior filled with natural light comprising four large bedrooms (master with WIR and ensuite) and main bathroom. Adding to the allure is study alcove, spacious sunroom and open-plan living/meals area adjoined by a neat kitchen complete with stainless-steel cooker and dishwasher. Other features of the home include gas heating, split-system a/c, high ceilings and solid timber floors, plus a substantial backyard with large garden shed, plus a very secure storage room with access from both the lane and the remote-control carport (via ROW). Walking distance to Royal Park, Melbourne Zoo, Jewell Station and a choice of tram lines, it's also close to local schools, Barkly Square and the buzz of Sydney Road, as well as easy access to Citylink.