

**10 Russell Street, Newtown, Vic 3220**

**buxton**

**House For Sale**

Tuesday, 16 January 2024

10 Russell Street, Newtown, Vic 3220

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Dylan Taggart  
0352282999



Garry Middleton  
0418139082

**\$1,225,000 - \$1,325,000**

Classic character blends with elegant modern updates to offer sophisticated living in the heart of Newtown's café precinct. Superbly situated a short stroll from all the shopping, restaurants, cafes and amenities of the vibrant Pakington Street strip, the Barwon River, GMHBA Stadium, in the coveted Chilwell school zone, within walking distance of the private school precinct, CBD, and with easy access to Melbourne or the coast, this address promises a lifestyle few locations can match. The charming Edwardian façade retains its captivating original features, presented in a stylish modern colour palette. Stepping inside, a wide central hallway showcases high ceilings, ornate detail and timber fretwork, and classic pendant lighting, offering an impressive introduction within. Three bedrooms are all generous in size, two include built-in robes, the third offers a versatile space with original mantel and fireplace that could also be utilised as a second living or office. The tastefully updated bathroom is presented in contemporary finishes with double vanity, spacious shower, quality fittings, with a separate wc. At the end of the hallway, a north facing open plan living area is revealed, oriented to capture an abundance of natural light, with a picturesque outlook to the rear gardens. The stunning kitchen features an island bench, stone benchtops, modern cabinetry, quality appliances including 600mm oven, gas cooktop, dishwasher, chic black tapware and feature pendant lighting. Positioned to overlook the dining area and alfresco, entertainers will love this well-designed space. Gas heating plus split system heating and cooling keep you cosy or cool throughout the seasons. Outdoors, the undercover alfresco offers a private and sheltered space to relax or entertain overlooking the neatly maintained established gardens, designed for low maintenance upkeep. The single carport offers secure and convenient access to the backyard, and driveway space allows for additional off street parking. Beautifully presented and maintained, this stunning property awaits your arrival. With no additional effort required, all you need to do is turn the key, move in and enjoy a spectacular lifestyle!