

11 Gale Street, Brunswick East, Vic 3057

Nelson Alexander

House For Sale

Friday, 26 April 2024

11 Gale Street, Brunswick East, Vic 3057

Bedrooms: 2

Bathrooms: 2

Type: House



Mark Verrocchi
0413135935



Bella Cortese
0433152636

Auction \$1,275,000 - \$1,400,000

Sensationally positioned within a short stroll from vibrant Lygon Street's celebrated dining precinct, this historical warehouse conversion with both residential and commercial zoning presents versatile accommodation and a myriad of enticing creative pursuits for exciting revenue potential! Rich with character and historical charm, discover soaring loft ceilings and timber flooring across two levels, revealing entry into a foyer and large living/dining area currently configured as a studio/gallery. A large upstairs bedroom serviced by a mezzanine level kitchen and bathroom, and an enticing self-contained studio with 2nd bedroom, kitchenette and courtyard is accessible internally via main accommodation. Add to this, a second bathroom, split system heating cooling, rooftop access, car and pedestrian access to ROW via studio courtyard with potential for rear access car park, and generous storage throughout. A unique opportunity to maximise on the thriving location where recent strong growth complements immense lifestyle appeal: a one-minute stroll to vibrant Lygon Street's celebrated cafes, shopping and eateries, plus easy access to city-bound transport, local schools, Flemming Park, and Sydney Road/Barkly Square shopping. Unleash your creative vision and bring big dreams to life with this incredibly rare prospect, that's sure to impress and not to be missed.