

**113 Simpson Street, East Melbourne, Vic 3002**

**KAY & BURTON**

**House For Sale**

Friday, 24 May 2024

113 Simpson Street, East Melbourne, Vic 3002

**Bedrooms: 5**

**Bathrooms: 2**

**Type: House**



Monique Depierre  
0407881327



Zen Agnew  
0421655716

### **Expressions of Interest close 18 June at 12pm**

It's rare to find a home in East Melbourne that offers 5 bedrooms, a study and 3 living rooms! One of 5 terrace homes, 113 holds prime corner position, opposite Darling Square. Double the size of the other Nelson Square terraces, its 12 rooms still include a number of original features, including pressed metal ceilings, an oriel window and timber floors. The home presents an amazing opportunity for its next custodians to create their own modern home within these historic walls. A charming brick paved courtyard is reached through double glass doors, while a recent addition, a substantial upper attic, provides an abundance of storage. Other features include fireplaces, stained glass windows, hydronic heating, a sunroom with views of the park and a pedestrian gate to Gipps Street. Within walking distance of everything East Melbourne is renowned for, Melbourne's great sporting precinct including the MCG, AAMI and Rod Laver, Powlett Reserve, Fitzroy Gardens, Yarra Park and the National Gallery of Victoria, the CBD and Yarra River. Great transport options with trams and trains in close proximity. Smith Street, Collingwood, Gertrude Street, Fitzroy Bridge Rd, Richmond all in easy reach.