

# 116 Lord Street, Richmond, Vic 3121

## Sold House

Thursday, 28 December 2023



116 Lord Street, Richmond, Vic 3121

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Andrew Car  
0388232411

## Contact agent

A celebration of Victorian character, this quintessential 2 bedroom weatherboard home offers period style and substance with freestanding elegance in a popular neighbourhood of timeless allure. Open-plan living and dining provides direct access to the rear courtyard and separate deck area, the timber-lined cabinetry kitchen includes a breakfast bar, twin sinks, a tiled splashback, stainless-steel appliances and ample preparation and bench space. Period features integral to the Victorian era include open fireplaces, a lace-trimmed verandah, picket fence, Baltic pine floorboards, lead-lighting, sash windows, high ceilings and decorative skirting and cornices.

- 2 large newly carpeted bedrooms, one with dual built-in robes
- Welcoming hallway with timber floorboards
- Bathroom with shower over bath plus mirrored cabinetry and laundry capability
- Split-system cooling plus additional heating
- Freshly painted with brand-new lighting
- Timber Deck and separate brick-paved rear courtyard with versatile studio/shed/storeroom
- Further potential to renovate, elevate and extend (STCA)

This convenient inner-city address sells itself. Simply stroll to city-bound trams, Burnley trains, Yarra River fitness trails, a mouth-watering mix of cafes, bars and restaurants, and key zoning to Richmond Primary School and highly prized Melbourne Girls' College. For more information, please contact Andrew Car today.

3 x LITTLE THINGS WE LOVE

1. Melbourne Girls' College In the zone for this sought-after choice
2. Grand Hotel Moments from upmarket eatery
3. Burnley Railway Station Short walk to city-bound trains

Disclaimer: Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.