

**12 Grammar Street, Strathmore, Vic 3041**



**Sold House**

Friday, 1 March 2024

**12 Grammar Street, Strathmore, Vic 3041**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 644 m2**

**Type: House**



Bruce Warburton  
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## Contact agent

Embracing warm natural light and charismatic original features in a prized locale, this four bedroom solid brick home resides on a large corner block (approx. 644m<sup>2</sup>) in Old Strathmore. Exuding a comforting, welcoming atmosphere with high ceilings, decorative cornices, polished floorboards, great spaces and an optimal northerly rear aspect, it highlights a spacious living/dining with open fireplace and bright kitchen/meals, plus a mellow covered entertaining area and rear garden, both benefitting from northerly light. A gas stove and stainless steel dishwasher are key kitchen appointments (with opportunities to easily update to suit your style), while most bedrooms host a BIR. Retaining retro allure in the delightful central bathroom (and separate shower), and complete with a convenient separate toilet, laundry and handy storage, Glengarry includes additional heating and an automatic double garage accessing Collegian Avenue. Attractively zoned to Strathmore College and Strathmore Primary, both within a stroll, it's walking distance to Strathmore Village, Napier Park and transport, with CityLink access nearby and the CBD only a short drive.