# 13 McConnell Street, Kensington, Vic 3031

## Sold House

**Tuesday, 5 March 2024**

**13 McConnell Street, Kensington, Vic 3031**

**Bedrooms: 2**          **Bathrooms: 1**          **Type: House**

Nathan Collyer
0393816500

**$945,000**

A classic picket fence and ornate verandah combine to create an irresistible curbside appeal at this stylishly modernised single-fronted Victorian home. Eye-catching outside and with appealing interiors, this is a character-filled chance to enjoy a fabulous location.•⬜Across the shady verandah, the interiors showcase soaring ceilings and decorative details including a beautiful plasterwork arch down the long hallway.•⬜Two tranquil bedrooms are located to the front of the home, each one able to accommodate a double bed with ease.•⬜Nestled at the heart of the floorplan is the well-equipped kitchen boasting stainless steel cooking appliances, a casual breakfast bar and room for laidback dining.•⬜The welcoming rear living area showcases French doors which can be thrown back to an elevated deck looking out across a bricked courtyard offering pedestrian laneway access.•⬜A sparkling bathroom is also included together with a very practical laundry and split system heating/cooling.•⬜Just moments on foot to Newmarket station and surrounding shops, restaurants & tram routes, this prized pocket is also close to the heart of Kensington and within easy reach of the racecourse.