

**144 Nicholson Street, Brunswick East, Vic 3057**

HarringtonEarl

**Sold House**

Saturday, 9 March 2024

144 Nicholson Street, Brunswick East, Vic 3057

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 374 m2**

**Type: House**



Steve Earl

0394881888

**Range: \$1,115,000 - \$1,305,000**

This substantial allotment of approximately 374m<sup>2</sup> with rear laneway access might be on Nicholson St but sits atop the tram superstop and nearby the Merri Trail. With an approx 12m frontage and almost an entire vacant allotment alongside you could make this an inexpensive purchase with a livable period home then undertake extensions, renovations or re-development in this rapidly improving area. The house is basic but liveable with a side passage to 2 bedrooms, a central lounge before moving into an extended area with kitchen meals, a 3rd bedroom at the rear plus bath and laundry. A sizeable rear covered carport, shed plus side land could make this an affordable home or genuine land banking opportunity for the builder/developer.