

**145 Hotham Street, Collingwood, Vic 3066**



**House For Sale**

Thursday, 29 February 2024

145 Hotham Street, Collingwood, Vic 3066

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



David Sanguinedo  
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Antony Harbor  
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**\$1,400,000 - \$1,500,000**

For sale by Expressions of Interest Brimming with potential for renovation, this California bungalow, heralded by its iconic front porch and bay window, is more than just a home. Offering ample space to bring your property dreams to life, let your imagination run wild as you envision the possibilities for this residence, with the benefits of a coveted Collingwood location on a stunning tree-lined street. The block boasts a land size of approx. 420 m<sup>2</sup>, providing potential opportunities (STCA) that make it ideal for anyone seeking a retreat in this sought-after location. Setting the stage for your creativity to flourish, the current floorplan houses formal entry, two double bedrooms, formal dining and living areas each, functioning kitchen, bathroom, laundry, and powder room and rear sunroom. Effortlessly blending serene neighbourhood vibes with easy access to urban conveniences, the property enjoys proximity to a plethora of local amenities, meters from Victoria Park train station and Hoddle Street busses, walking distance from the picturesque parklands of the Main Yarra trail and Dight's Falls, and a short stroll from entertainment galore on nearby Smith and Johnston Streets, while for those with children, zoning sees Clifton Hill Primary School and Collingwood College fall within the catchment area. Explore the potential, and step into a future of possibilities – your home journey starts here.