

# 154 Kent Street, Richmond, Vic 3121

## House For Sale

Saturday, 13 April 2024

154 Kent Street, Richmond, Vic 3121

Bedrooms: 3

Bathrooms: 1

Area: 255 m2

Type: House



Julie Taylor  
0439859811



Steve Harris  
0434598597

**\$1.3m-\$1.4m**

Uncover the beauty, realise the potential and create something irresistibly special with this classic Californian Bungalow giving the opportunity to add substantial value in a sought-after pocket of Richmond.- Sundrenched north-facing heritage façade with a classic pillared verandah providing the first welcome.- Practical two bedroom layout with potential third bedroom, high ceilings and warm timber floors along with warm exposed brick accents which would add appeal to any renovation.- Spacious formal lounge and dining rooms with original fireplaces – the dining room is open plan to the functional kitchen.- Central bathroom with a separate WC plus a large laundry, heaters and a generous rear alfresco area and garden with shed.- An ideal renovation opportunity ready for some vision, inspiration & polish. Bring to life what is already here, fit the luxury kitchen and bathroom of your choosing perhaps even add an extension upwards or out to the rear (STCA).- Within school catchment zone for Yarra Primary School, Richmond High School and Melbourne Girls College Opposite Yarra Primary School, a walk to Victoria Gardens retail & entertainment, this pocket is close to both buses & trams for an easy trip into the city and MCG. Conditions of entry - IDENTIFICATION and contact number required, otherwise entry may be refused. The information about this property has been supplied to us by the property owner, while we have no cause to doubt its accuracy, we provide no guarantee. We cannot attest to the functionality of any fixtures, fittings or inclusions to the property. Land and apartment dimensions and floor/site plans are supplied by third parties. Typing mistakes, omissions, transposing can occur, we provide to assist but make no representation. Buyers must carry out their own due diligence.