

17 Connell Street, Hawthorn, Vic 3122

 **RE/MAX**

House For Sale

Thursday, 25 April 2024

17 Connell Street, Hawthorn, Vic 3122

Bedrooms: 2

Bathrooms: 1

Area: 312 m2

Type: House



Robert Le
0409877851



Daniel Bradd
0411347511

\$1,300,000 - \$1,400,000

This single fronted brick Victorian cottage c1890 is situated amongst an iconic row of either single or double fronted Victorian homes along Connell Street, in an early pocket of Hawthorn. Positioned behind a high front fence, the home will appeal to renovators with imagination and vision wishing to undertake a partial demolition and front-to-back rebuild, adding completely new accommodation (STCA). Utilising a preferred northern rear aspect combined with space to extend out and/or up in the rear garden. Preceded by a brick paved courtyard the current timber dwelling in original condition features one bedroom, a living/dining room, formal living or optional second bedroom, period-style timber panelled kitchen and bathroom/laundry opening to the rear garden. Also includes a R/C air conditioner (kitchen) and a garden storage shed. Once renovated this property offers exceptional future capital gains potential; given its coveted location close to the Yarra river, moments from St James Park, the vibrant and bustling Bridge Road shops and restaurants, West Hawthorn shopping, Hawthorn Station and trams plus easy access to Kew Junction or Victoria Gardens Shopping and Theatre complex or the CBD via CityLink. - providing the perfect inner city lifestyle.