

**181 Simpson Street, East Melbourne, Vic 3002**

**Nelson Alexander**

**House For Sale**

Thursday, 30 May 2024

181 Simpson Street, East Melbourne, Vic 3002

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Luke Sacco

0407528040

## **Auction \$1,600,000 - \$1,700,000**

In the heart of historical East Melbourne elegance, this early Victorian home, constructed circa 1881, stands as a testament to its original era. With its unique style, the residence offers an expansive layout that combines classic charm with modern updates. The impeccable presentation of this home not only respects its heritage but also enhances the contemporary living experience and allows the option of further renovation and extension in the future, subject to Council approval. Step inside through the arched hallway of this stunning home, which seamlessly leads into a beautifully appointed formal living room, complete with custom-built shelves that add both character and functionality. Adjacent, discover a generously sized bedroom featuring built-in robes, offering ample storage and convenience. The journey continues into the heart of the home—a spacious, well-designed kitchen and dining area, perfect for both everyday living and entertaining guests. Ascend to the upper level where the main bedroom unfolds as a quiet retreat. Equipped with built-in robes and offering rooftop views of the surrounding area, this space promises both privacy and serenity. Outside there is a low maintenance courtyard with pedestrian gate to the rear right of way. Additional features include an updated bathroom, separate laundry, storage, quality window furnishings, partial double glazing and split system heating and cooling. In blue-chip East Melbourne it is a short walk to trams, parklands, tennis courts, medical facilities, childcare, Victoria Parade, and the city centre.