

**196 Victoria Street, Brunswick, Vic 3056**



**House For Sale**

Friday, 26 April 2024

**196 Victoria Street, Brunswick, Vic 3056**

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Hamza Ali  
0393833555



Laksh Jassal  
0401956291

## **Auction - \$990,000 - \$1,050,000**

Hamza Ali proudly presents...This residential pocket is highly sought-after, and for good reason. Surrounded by family homes yet within steps of Brunswick Station, it enjoys the added benefit of close proximity to the cultural commons of Sydney Road. The property's location, in conjunction with its deep, rectangular allotment, position it as a uniquely lucrative investment opportunity. Favourable residential zoning and neighborhood precedence encourage redevelopment. Alternatively, one can restore the existing address, with the property poised for future families to make a magnificent lifestyle statement. As it stands, the current home boasts a three-bedroom, one bathroom layout with formal lounge & dining zones, a casual meals area, and rear study/sunroom/laundry. The blueprint is unique, with an additional kitchen, laundry, and powder room externally placed from the main residence. One can introduce a stunning high-end renovation or design a substantial new state-of-the-art dream home (STCA) within the current building envelope, taking advantage of the area's unique blue-chip amenity. This includes immediate access to such local landmarks as Basfoods, the Royal Nut Factory, A1 Bakery, and Barkly Square. Highlights North-facing orientation Rectangular building envelope Level dimensions Renovate or redevelop (STCA) Balanced layout Multiple living zones Spacious and sunlit interiors Two kitchens and laundries Large outdoor entertaining area