

**209 Weston Street, Brunswick East, Vic 3057**

**Nelson Alexander**

**Sold House**

Thursday, 22 February 2024

209 Weston Street, Brunswick East, Vic 3057

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Contact agent

A combination of towering high ceilings, large family sized rooms and an entertainer's rear yard are words rarely strung together in inner city living. Moments away from Brunswick East Village, parks, primary and secondary schools, an array of restaurants, cafes, ice-creameries and public transportation - all within approx. 4.5km from Melbourne's CBD. A captivating full-length rear glass wall filters an endless stream of northern sunshine into the stylish kitchen (with industrial grade stainless steel cooker, plentiful storage and modern thick concrete cast benchtops) and radiant living whilst also framing a soothing outlook across the manicured north-facing back garden creates the perfect indoor/outdoor interaction for hosting family and friends during Melbourne's warmer months. All three bedrooms benefit from plenty of natural light, space and privacy with their successful zoning along the lengthy hallway, which arrives at a vast open-plan living domain that captures the essence of modern family living. A statement of stylish sophistication with its rich timber floorboards, chic decor, decorative cornices, gifts of a bygone era that include elegant leadlight windows also serve as reminders of the home's period heritage. Including ducted heating, evaporative cooling, this inner-city sanctuary also features a glamorous bathroom with a contemporary soaker bathtub, an abundance of storage including a side garden shed and secure off-street parking via ROW includes an electronic gate all on approx. 375m<sup>2</sup> of land. Call it 'home' and enjoy an unbeatable family lifestyle within easy walking distance to everything that is important to the inner city family lifestyle including No.1, 6 and 96 trams that provide a quick and direct commute into the CBD. Elevate your lifestyle in a prestigious CBD locale, nestled amidst Princess Hill, North Carlton, and Fitzroy North-where securing your future aligns with the essence of affluence and refined company.