

**23 Evans Street, Brunswick, Vic 3056**



**House For Sale**

Saturday, 9 December 2023

23 Evans Street, Brunswick, Vic 3056

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 184 m2**

**Type: House**



Glenn Bartlett  
0418337710



Vicki Sunbul  
0438777405

**\$1,300,000 - \$1,330,000**

This welcoming home, nestled in a quiet residential street in the heart of Brunswick, is in an ideal lifestyle location between Sydney Road and Lygon Street. A freestanding Edwardian weatherboard, on a wider than usual block, it is highlighted by heritage flourishes, contemporary updates, and a generous sense of space. Blessed with decorative fretwork, stained glass, lead lighting, fireplace, ceiling roses and ornate cornices, the home is imbued with abundant character and plentiful light. The large front bedroom hosts a grand bay window and corner fireplace, while the second equally large bedroom, with large built-in robes, adjoins a bright ensuite with bath, shower and broad vanity. The extra wide rear living area features vaulted ceilings, ample natural light and plentiful charm. It flows from a generous kitchen (with central island bench) out to a private North-facing courtyard garden with laneway access and off-street parking potential. Further features include laundry with second shower, powder room, warm Baltic pine flooring, solar panels, air conditioning, and ducted heating. The brilliant position is mere steps from trams, cafés, restaurants, bakeries, bars and boutiques on Lygon Street and Sydney Road, with Brunswick station, Barkly Square, Brunswick Baths, Princes Park and Royal Park all within easy walking distance. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.