

# 23 Gertrude Street, Windsor, Vic 3181

## House For Sale

Thursday, 1 February 2024

23 Gertrude Street, Windsor, Vic 3181

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,400,000 - \$1,500,000**

Offering a tantalising opportunity for savvy investors or home buyer alike, this classic two-storey Art Deco building is situated in one of Windsor's prized central locations. Comprising two separate and readily rentable apartments, this solid duplex is in good order throughout, yet offering potential for redevelopment or lifestyle. Moments to the cosmopolitan retail and dining hubs of Windsor, South Yarra and Prahran, the property is well-serviced by public transport – including city-bound trams and trains – while the CBD is merely minutes away. • The building comprises two 2-bedroom apartments with identical floorplans – both feature a lounge, dining/meals area, kitchen and bathroom. • On approx. 285 sqm buyers may choose to explore the possibility of converting the building into a luxury family home (subject to council approval). • Featuring off street parking with an expansive north facing rear garden. • Potential purchasers may also consider starting afresh with a potential new multi-dwelling development (STCA). • Brimming with timeless Art Deco charm, the two-storey brick building is located within moments of a raft of essential amenities and lifestyle attractions.