

# 246 Burnley Street, Richmond, Vic 3121

 Real Estate

## House For Sale

Wednesday, 17 April 2024

246 Burnley Street, Richmond, Vic 3121

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 156 m2**

**Type: House**



James Tostevin  
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Robert Le  
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## **Auction This Saturday at 11.00am**

Be prepared for a surprise inside this single fronted Victorian cottage introduced by a picket fence with a classic façade with an iron lacework and tessellated tiled verandah. Behind which, a total transformation has taken place where a spectacular contemporary interior over three levels creates a wow factor and lasting impression. Highlighted by current crisp white walls and current black and grey decorator themes. The luxuriously appointed home features wide engineered timber floors leading through the downstairs entrance hall past a front bedroom with built-in robes and a pristine bathroom. A stunning living and dining room incorporates a sleek kitchen equipped with an island bench, marble bench tops, a premium integrated F&P stove, oven & microwave oven, a premium Sheweigen silent range hood, a Bosch integrated dishwasher and adjacent laundry. Opening through bi-fold doors to a paved hedge and ornamental tree-lined courtyard with a built-in gas barbeque – perfect for indoor/outdoor alfresco relaxation and entertaining. The second level has a sky-lit bathroom, two bedrooms, main with a WIR and leads to a rooftop retreat and terrace with 180 deg. panoramic views of the surrounding areas and the magic City skyline with its beautiful sunsets and sparkling lights at night. Other features include video intercom entry, fully-tiled bathrooms, garden shed, reverse-cycle heating/cooling with premium bulk-head concealed commercial grade head units (first two levels) and commercial grade wall mounted unit on the top floor. Optional remote off-street parking with rear lane access further compliments this home with its comfortable accommodation. This tremendous home is appealingly located moments from Bridge Road or Swan Street, close to cafes, restaurants, bars and fashion outlets; plus the Victoria Gardens Shopping and Theatre Complex, Yarra River recreation areas and transport options for quick CBD/CityLink or access to the MCG and Melbourne's world class sporting precinct. All adding to the lifestyle benefits Melbourne is renowned for – many within walking distance.