

29 Manningham Street, Parkville, Vic 3052



House For Sale

Tuesday, 7 May 2024

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Bedrooms: 2

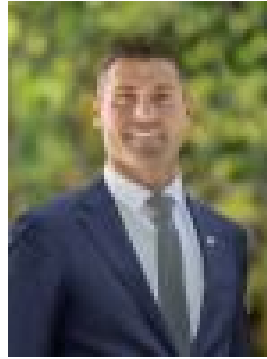
Bathrooms: 1

Parkings: 1

Type: House



Jerome Feery
0424163803



Simon Mason
0439617844

\$980,000 - \$1,050,000

Awash with sunlight and configured for simplicity, this low-maintenance gem, extended from its c1920s roots, offers an exceptional value opportunity in a prestigious Royal Park lifestyle setting. Set beyond swathes of established verdure and a broad front veranda, a considered interior emphasises calm and practicality, with a pair of bright bedrooms serviced by impressive robe storage and a stylish bathroom with rain shower, timber-top vanity, and separate WC. Soaking in streams of sunlight, a quiet lounge adjoins an open meals/kitchen, with stone surfaces accompanied by ample cabinetry and upscale appliances. Making clever use of its additional side frontage to Emu Lane, a remote-controlled garage provides off-street parking, while potential exists to add a second storey and create a lofted studio or inspired, self-contained residence (STCA). A first-rate prospect for downsizers, young couples, and professionals chasing affordable easy living on Melbourne's animated inner-fringe, further highlights include ducted heating, reverse-cycle heating/cooling, plantation shutters, original sash and leadlight windows, CCTV, an alarm, and full-size laundry. Sharing in the serenity of its verdant surrounds, it's a scenic stroll through pristine parkland to reach various sporting fields and facilities, Melbourne Zoo, and the University of Melbourne, with trams, trains, and CityLink ensuring quick access to major hospitals, Queen Victoria Market, and the city centre.