

**29 Smith Street, Kensington, Vic 3031**

**Nelson Alexander**

**House For Sale**

Saturday, 13 April 2024

29 Smith Street, Kensington, Vic 3031

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Ryan Currie  
0393762211



Louis Nardella  
0411043930

**Auction \$1,075,000 - \$1,175,000**

"KIA ORA" - perfectly positioned with the best of Kensington at your fingertips, this distinctive period home is sure to make an immediate impression with its versatile design, unique architectural flair and sunny outdoors to enjoy. Step inside to discover a previously extended interior boasting a side hallway accessing three generous bedrooms with built-in robes all serviced by an updated bathroom. Enhancing its floorplan flexibility is the inclusion of a mezzanine-style study/retreat, central lounge and light-filled open dining area with high vaulted ceilings adjoined by a timber-top kitchen with stainless-steel cooking appliances and Asko dishwasher. Other features include ducted heating and split-system a/c, solid timber floors and internal laundry facilities, plus double doors revealing a delightful north-facing backyard with extensive brick paving and high fences for privacy. A short stroll to both Kensington and Macaulay train stations, Kensington Village shops and cafes, Racecourse Road trams and restaurants, it's also close to the Moonee Ponds Creek Trail, local schools and kinder/childcare facilities, as well as easy access to Citylink.