

# 3 Station Street, Brunswick East, Vic 3057

Nelson Alexander

## Sold House

Friday, 6 October 2023

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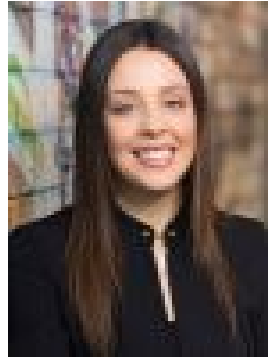
Bedrooms: 2

Bathrooms: 1

Type: House



Carl Sacco  
0404468258



Leah Cicutto  
0422264442

**\$1,627,500**

With its eternal charm, immediate appeal and value-adding potential, this solid-brick period home presents a terrific city-fringe lifestyle or investment opportunity - all neatly tucked away in a quiet cul-de-sac on the very edge of North Carlton. Impeccably presented from beginning to end, the home's ready-to-enjoy interior comprises two bedrooms (large master with box bay window) both serviced by a neat nineties bathroom. Filled with light, the central lounge leads through to the open living/meals area and adjoining kitchen complete with tiled splashbacks, gas cooker and ample cupboard space. Other features of the home include wonderfully high ceilings, internal laundry facilities and attic storage via retractable ladder, plus a private backyard with extensive brick paving and secure off-street parking option via the rear ROW. Instant access to the Inner-Circle Rail Trail along with Nicholson Street trams, shops, cafes and restaurants all around the corner, it's also close to local schools (Brunswick South PS and Princes Hill SC zone), as well as easy access to Edinburgh Gardens and Rushall Station.