

301A Wellington Street, Collingwood, Vic 3066

House For Sale

Tuesday, 14 May 2024



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Bedrooms: 2

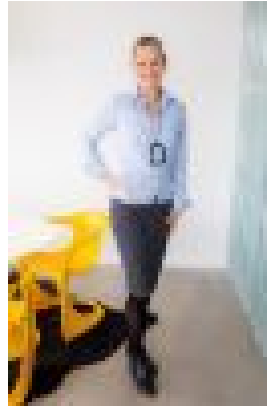
Bathrooms: 1

Area: 117 m2

Type: House



Jodie J Hill
0427337083



Marie Louise Zeevaarder
0403522920

\$870,000 - \$950,000

Upon arrival you will fall in love with the timeless charm of this classic red brick semi-detached terrace in Melbourne's most loved and vibrant suburb of Collingwood. Featuring a bullnose veranda, a solid brick fence and lockable gate creating a welcoming and secure front garden entrance. Pushing open the heavy wooden front door you will find this freshly painted property has honey coloured floorboards throughout and a light-filled living room. Soaring ceilings, pendant lighting and ornamental fireplaces all add to the period aesthetic. Providing heating and cooling is a central split system. The functional kitchen is cheerful and bright with open wood shelving, gas oven and dishwasher. The compact bathroom has both a shower and bathtub with an adjacent laundry cupboard. A private rear courtyard extends the living area to the outdoors where you'll find a charming alfresco area complete with an abundant pink grapefruit tree. There is also a back gate leading to the rear laneway which are often found in this historic neighbourhood. Perfectly positioned between the city, local parks, great schools and local amenities. You can be on public transport, in the CBD, at Uni or the pub within no time at all. You will be spoilt for choice with local cafes, boutiques, restaurants and supermarkets all within a short walk or bike-ride away. This residence is an excellent opportunity for first-home buyers, renovators and or investors looking to lease out the property with an estimated gross annual rental return of \$36,500 if leased at \$700 p/w REIV Median Rental for 2 Bed House in Collingwood May 2024. Seize this opportunity now. Expression of Interest Tuesday 11 June 2024 by Noon. Offers prior welcome. An inspection is a must.