

**31 Hanover Street, Brunswick, Vic 3056**



**Sold House**

Thursday, 21 September 2023

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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 418 m<sup>2</sup>**

**Type: House**

**\$1,580,000**

Delivering an inner-urban family lifestyle of quality and versatility, this thoughtfully enhanced four bedroom Victorian appreciates quality inclusions alongside beautiful period features, plus a fabulous separate wood-panelled studio at the rear. Encouraging modern-day low-maintenance living, the spacious combined living area is overlooked by the sizable modern kitchen, while hardwood floors, high ceilings and beautiful bricked fireplaces in two of the bedrooms, plus the separate lounge room, add old world charisma. Four comfortable bedrooms, all with built-in robes, share the stylish main bathroom featuring a clawfoot tub. A second kitchen combined with laundry and an outdoor WC are set just off the alfresco area. At the rear of the home, a separate wood-lined studio with loft and split system a/c provides extended accommodation or the perfect work from home setup. Comprising ducted heating, split system cooling, garden shed and driveway OSP. With numerous parks within walking distance, easy access to a variety of transport options, Brunswick North Primary School, cafes and a stroll to cosmopolitan Sydney Road, this ideal location is only 6 kilometres from Melbourne's CBD. This beautifully positioned home is ideal for anyone seeking a dynamic inner-urban lifestyle.