

**318 Barkly Street, Brunswick, Vic 3056**



**House For Sale**

Thursday, 8 February 2024

**318 Barkly Street, Brunswick, Vic 3056**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Isabelle Mazzone  
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**\$1,250,000 - \$1,350,000**

Classic period features create timeless appeal in this large semi-detached Hawthorn brick terrace, where high ceilings, rosettes, deep cornicing, iron lacework and open fireplace seamlessly fuse with today's modern lifestyle. Nestled within a vibrant and welcoming neighbourhood you are surrounded by premium amenities including lively Sydney Road's shopping and café precinct, Barkly Square shops, Ceres Market, both Royal and Princes Parks, renowned Melbourne Zoo, Royal Melbourne Hospital and Melbourne University. A versatile floorplan offers a sundrenched living and separate dining area that flows through to the well equipped kitchen with modern appliances. A real bonus is the serene separate living area overlooking the picturesque courtyard and flourishing herb garden - an idyllic setting for relaxation or entertaining friends. Presenting three generous bedrooms, a central bathroom, split system AC, ducted heating, double garage/workshop, 2nd WC and rear laneway, this home delivers a dynamic location and sought after lifestyle. Only 4km to the CBD you can walk into town and leave the car at home or make the most of the fantastic train and transport options that surround you. This home allows you to Immerse yourself in the warmth of the neighbourhood and live your best life.