

**32 Export Lane, Kensington, Vic 3031**

**Nelson Alexander**

**House For Sale**

Tuesday, 2 April 2024

**32 Export Lane, Kensington, Vic 3031**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Jayson Watts  
0415940227



Toby Nathan  
0414302208

## **Auction \$900,000 - \$975,000**

Perfectly positioned in a leafy pocket backing onto the historic Stock Route, this distinctive double-storey home delivers an exceptional low-maintenance lifestyle with its efficient design, quality enhancements and enviable city-fringe convenience. Nothing to do but move in and enjoy, the home's welcoming interior boasts two genuinely large bedrooms with robes both complemented by a deluxe fully-tiled bathroom and separate laundry/powder room (second WC). Further highlighting its excellent floorplan is the inclusion of a dedicated study with custom workstation, spacious lounge, open living/meals area and contemporary stone-bench kitchen complete with quality European appliances. Other stand-out features include hydronic heating and split-system air conditioning, alarm and CCTV, along with excellent storage options and the energy efficiency of a solar power system. Rounding out this brilliant lifestyle package is a shaded deck ideal for relaxing or entertaining and picket-fenced garden overlooking the Stock Route, plus a remote-control garage with additional loft storage space. A short stroll to both Liddy Street Reserve and Women's Peace Garden, it's also close to Racecourse Road trams, Macaulay Road shops and cafes, popular schools and Kensington Station (2 stops to town), as well as endless trails along the Maribyrnong River.