

35 Lobb Street, Brunswick, Vic 3056



House For Sale

Wednesday, 15 May 2024

35 Lobb Street, Brunswick, Vic 3056

Bedrooms: 2

Bathrooms: 1

Type: House



Johanna Doherty

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\$1,000,000 - \$1,100,000

An extra-deep block, north-facing rear garden and dual street frontages enhance the exceptional appeal of this attractive Victorian on a cul-de-sac in the heart of Brunswick. Superbly situated with a classic presence close to Sydney Road, this block-fronted 2 bedroom residence is that highly sought-after yet seldom found opportunity with period character, a modern floorplan and potential to explore a range of possibilities. Dual frontage to Howarth Street and an extensive backyard oriented north are an absolute bonus for buyers with big ideas who can live comfortably now in a previously renovated setting while dreaming and planning for future perfection. An arched hallway and high heritage ceilings introduce a bright single-level interior launched by 2 large bedrooms including built-in robes and a stylish central bathroom with a stone-topped vanity and a deep bath with a shower. An open-planned living and dining room at the rear captures loads of natural light and incorporates a smart kitchen with stainless-steel appliances before flowing to an undercover alfresco deck. Extending further is a predominantly paved north-rear courtyard garden with fruit trees, a handy study studio (desk, power) plus space to potentially park a car with gates directly on Howarth Street. Also includes a laundry and ducted heating. An enticing package presenting irresistible size and scope, this captivating home with exciting options to fully capitalize (STCA) on the impressive 185 sqm allotment (approx.) is ideally located in one of Brunswick's best lifestyle pockets near Sydney Road and Lygon Street cafes, restaurants, shops, supermarkets, trams, train station, Brunswick Baths, RMIT, schools and parklands.