

**35 McCracken Street, Kensington, Vic 3031**



**House For Sale**

Tuesday, 27 February 2024

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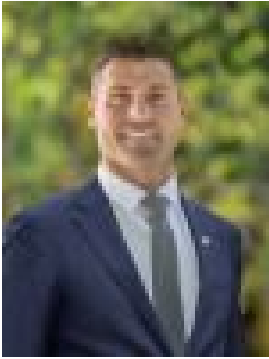
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 311 m2**

**Type: House**



Simon Mason  
0439617844



Jerome Feery  
0424163803

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

Infinitely charismatic and blissfully serene, this stylishly reinterpreted Victorian presents timeless period elegance, adapted sympathetically for contemporary comfort and ease. Entirely freestanding and placed among Kensington's premier, double-width avenue, a pristine plan displays a range of inspired updates, carrying period intricacies into the modern day. Augmented by impressive robe storage, a pair of generous bedrooms sit opposite a considerable third, doubling as a tranquil retreat with relaxing garden outlooks. Boasting an array of tasteful adornments, an airy main living/dining space features a fitted study station, while a wood fire makes for warm and cosy nights come cooler months. Pale timber benchtops and premium appliances enhance a combined kitchen/meals area, while climbing vines enrich a wonderfully private and peaceful entertainer's yard. Lovingly revitalised while retaining its ageless allure, highlights include hydronic heating, ceiling fans, hardwood floors, a smart bathroom with shower over bath, full-size laundry, and secure rear parking via a wide asphalt laneway. Superbly situated between the café culture of Kensington Village and dining institutions lining Racecourse Road, it's a matter of steps from Kensington Station and city-bound 57 trams, with zoned Kensington and Holy Rosary Primary Schools, peaceful parks and trails, Newmarket Plaza, and CityLink nearby. Land size: 311sqm (approx.)