

37 Leveson Street, North Melbourne, Vic 3051

House For Sale

Thursday, 18 April 2024



37 Leveson Street, North Melbourne, Vic 3051

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 168 m2

Type: House



Gabriel Mercuri
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Claire Spring
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\$1,850,000 - \$2,035,000

Positioned at the intersection of Leveson Street and Little Errol Street, this space offers both commercial potential and residential charm, possible because the site conveniently zoned as Mixed Use. Currently utilised as a professional office space, the alterations have been achieved sympathetically, with many of the original features retained underneath the newly fitted plasterboard and suspended ceilings. On the ground floor, the front two rooms currently displayed as a boardroom and reception area can easily be reconfigured into a dining and living space. The corridor leads to a compact functional courtyard then onwards to the kitchen at the rear of the property, alongside the powder room. The central staircase is where this property really begins to come into its own. The most forward-facing rooms could house a stately master suite, or the walls structure can be retained to allow for space for both a bedroom and ample walk-in robe. The light-filled central room is of ample size and has retained the original features that are to be cherished. At the rear of the upper floor, there is a bathroom and a retreat, with an ample bedroom at the rear rounding out the property. Most impressively, the ability to park the cars has been extended with the use of a personal car stacker. The area above the car stacker belongs to the property owner; the possibilities are endless. While the property features a substation within its boundaries, all available research indicates no health risks associated with living in proximity to a substation. Conveniently located, this property enjoys proximity to hospitals, the CBD, and arterial roads, ensuring ease of access to essential amenities and transportation routes. Zoned for Uni High, a prestigious state school, this property's value is elevated, presenting an exceptional opportunity for both investment and quality living. Contact Gabriel Mercuri at 0411 701 133 for further details.