

**37 Robertson Street, Kensington, Vic 3031**

**House For Sale**

Tuesday, 28 May 2024

**Nelson Alexander**

37 Robertson Street, Kensington, Vic 3031

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Jayson Watts  
0415940227



Jacinta Vear  
0498988255

## **Auction \$1,100,000 - \$1,200,000**

Perfectly positioned in the heart of Kensington, this freestanding Victorian home delivers a lifestyle of immediate quality and unrivalled convenience along with exceptional potential ahead for those looking to further enhance and extend (STCA). Beyond the captivating facade you'll find a welcoming interior filled with natural light comprising three bedrooms (main with BIRs) all serviced by a modern central bathroom with stone-top vanity and floor-to-ceiling tiles. Adding to the appeal is a versatile front lounge and open meals area to the rear adjoined by a stone-bench kitchen with soft-close cabinetry, stainless-steel cooking appliances (900mm) and dishwasher. Other highlights of this period prize include high ceilings (front rooms) and solid timber floors, along with gas heating and split-system air conditioning for all-seasons enjoyment. Completing the picture is a surprisingly deep north-facing yard with brick-paved entertaining area, large laundry/storeroom and plenty of room for future expansion. A short stroll to both Kensington and Macaulay stations (different train lines), village cafes and shops, it's also close to Racecourse Road trams, local schools and the Moonee Ponds Creek Trail, as well as easy access to Citylink.