

**375 Victoria Street, West Melbourne, Vic 3003**

**Nelson Alexander**

**House For Sale**

Tuesday, 14 November 2023

375 Victoria Street, West Melbourne, Vic 3003

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Jayson Watts  
0415940227



Toby Nathan  
0414302208

## **Auction \$2,000,000 - \$2,200,000**

A high-profile corner block on the edge of Melbourne's CBD finds this prominent building (shopfront and two dwellings or option of shop and family home) that makes a compelling choice for blue-ribbon investors and work-from-home professionals alike. **OVERALL:** key attributes of the property include general residential zoning (GRZ1), heritage overlay (HO3) and a total land area of approximately 256sqm, plus the unique advantage of a large garage with access via Curzon Street and eligibility for two residential parking permits. **SHOP:** this spacious and versatile open-design retail area at the front features high ceilings, hardwood floors and split-system heating/cooling, as well as direct access to the rear yard. **DWELLING 1:** entry via Curzon Street, this main residence (upstairs) comprises two large bedrooms, stylish bathroom, neat kitchen, big open living/dining area and north facing sunroom with city views. It also includes ducted heating, high ceilings, solid timber floors, heritage features and lots of natural light throughout. **DWELLING 2:** this additional 2-room apartment (large bedroom and separate kitchen/meals area) is serviced by bathroom/laundry facilities located in the backyard. Moments from city-bound trams and the buzz of Errol Street, it's also close to North Melbourne Station, Queen Victoria Market and popular schools (zoned to both North Melbourne PS and University HS), as well as easy access to Citylink.