

**4/36 Walpole Street, Kew, Vic 3101**

**Nelson Alexander**

**Unit For Sale**

Thursday, 25 April 2024

4/36 Walpole Street, Kew, Vic 3101

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Shannan Burbidge  
0400532050



Julian Bayford  
0425183056

## **Auction \$780,000 - \$835,000**

Securely nestled to the rear of a small, well-maintained block, this immaculate single level villa with huge wrap around courtyard offers the perfect entry-level opportunity for first owners, a solid investment option, or generous accommodation for buyers looking to downsize, not downgrade! Filled with natural light throughout, a welcoming foyer entrance highlights two bedrooms (main with huge walk-in closet) serviced by an authentically retro central bathroom with feature tiling and separate bath. A spacious front lounge room with bay windows adjoins the house-sized kitchen/dining, complete with generous cabinetry, fully functional as is and with endless scope to update or refurbish with flair. Add to this, new carpets and freshly painted interiors, ducted heating, separate laundry, plus a large wrap around courtyard with a lovely leafy outlook, storage shed, and access to the single lock up garage for easy off-street parking. For buyers valuing effortless access to local amenity, enjoy a short stroll to High Street's popular cafes, shops and city-bound transport, plus elite schooling, Yarra River parklands and freeway access all within easy reach. Offering single level simplicity and a terrific location to match, this appealing opportunity is sure to impress and not to be missed, in a sought-after pocket with no compromise on spacious accommodation and modern convenience.