

# 417 Punt Road, Richmond, Vic 3121

## House For Sale

Friday, 29 March 2024

417 Punt Road, Richmond, Vic 3121

Bedrooms: 3

Bathrooms: 1

Type: House



Edward Hobbs  
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Ethan Labza  
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**\$900,000-\$990,000**

Directly opposite the open greenery of Gosch's Paddock and with vibrant Cremorne just a block behind, this single-fronted Victorian cottage provides a character-filled foundation for some modern makeover magic.- Nostalgic frontage with a classic verandah adorned with intricate iron lacework which would be a beautiful heritage accent for any contemporary renovation.- High ceilings feature through the larger-than-many layout which offers three generous bedrooms to the front - one with an original open fireplace.- Set to the rear are the living zones which comprise separate lounge (heater) and dining rooms, while a practical kitchen and updated bathroom are also offered.- A laundry room/storage shed and additional WC are located in the rear courtyard.- Potential to update and polish the accommodation, possibly even extending or adding an alfresco deck to complement to the interiors (STCA).Stroll across to the Tennis Centre and surrounding venues, head up to the MCG or jump on the train or tram into the city, this prime position is also just metres to great cafes, restaurants & famed nightlife.Conditions of entry - IDENTIFICATION and contact number required, otherwise entry may be refused.The information about this property has been supplied to us by the property owner, while we have no cause to doubt its accuracy, we provide no guarantee. We cannot attest to the functionality of any fixtures, fittings or inclusions to the property. Land and apartment dimensions and floor/site plans are supplied by third parties. Typing mistakes, omissions, transposing can occur, we provide to assist but make no representation. Buyers must carry out their own due diligence.