

43 & 43A Rushall Crescent, Fitzroy North, Vic 3068

Nelson Alexander

House For Sale

Thursday, 23 November 2023

43 & 43A Rushall Crescent, Fitzroy North, Vic 3068

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Roland Paterson
0417367997



Henry Rutherford
0468998001

Auction \$2,200,000 - \$2,350,000

This exciting dual property offered as a whole is located in a popular pocket of Fitzroy North and holds immense potential. Each residence benefits from its own separate entrance and driveway, providing a valuable opportunity to live in one whilst leasing the other, leasing both and reaping the rewards of two rental income streams, or alternatively transforming both properties into one large home (STCA). The choice is yours!

RESIDENCE 1 - Currently leased for \$2,585 per month (approx.) month to month.- Generous living and dining spaces connect to a good size kitchen with ample storage.- Two spacious bedrooms upstairs, main with walk-in robe, serviced by large central bathroom with bathtub.- Second living area on upper level offers versatility as a home office/study space.- Full size laundry with access to courtyard, under stairs storage, and off-street parking for two cars.

RESIDENCE 2 - Currently leased for \$2,216 per month (approx.) until 20th Jan 2024.- Spacious single level, open-plan living and dining adjoins large kitchen.- Two bright bedrooms with built-in robes, main featuring built-in desk, zoned for privacy at the rear.- Central bathroom houses laundry provisions with access to rear courtyard.- Private low-maintenance courtyard garden and off-street parking for two cars.

LOCAL AMENITIES - Within walking distance of Rushall & Clifton Hill train stations, Queens Parade trams providing direct access to Melbourne CBD and buses.- Stroll to Fitzroy North Village and Queen Parade Village, offering an abundance of local cafes, eateries, and local shops.- Moments to nearby Edinburgh Gardens, Merri Creek Linear Reserve and trails, plus local sporting facilities including Collingwood Leisure Centre.- Zoned for Fitzroy North Primary School and Fitzroy High School.