

**431 Victoria Street, Brunswick West, Vic 3055**



**Sold House**

Friday, 11 August 2023

431 Victoria Street, Brunswick West, Vic 3055

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 357 m2**

**Type: House**



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**\$1,166,000**

A lovely rose garden frontage, inviting dimensions and a versatile 357 sq m approx. allotment come together perfectly with this Californian Bungalow, presenting an outstanding opportunity like no other. Designed with two double bedrooms, a study and bathroom, take the interiors from classic to contemporary with a renovation and extension or start from scratch to create something more cutting edge (STCA). Immediately comfortable, there's an elegant lounge room with a beautiful mantelpiece, ceiling rose and polished floorboards, a central kitchen/meals, a rear living room, workshop and a rear laneway. In a desirable parkland pocket just metres from Reaburn Reserve, AG Gillon Oval, Clifton Park and Gilpin Park's fenced dog park, walk to the tram or catch the bus to Sydney Road's mouth-watering eateries and the train station. Close to Melbourne University and the world-class hospital precinct.\* Neatly presented two bedroom plus study home\* Potential to renovate or redevelop (STCA)\* Attractive period features\* Two living rooms plus a central kitchen/meals\* Ducted heating and evaporative cooling\* Rear laneway\* Metres from multiple parks\* Walk to the tram or catch the bus to Sydney Road and the train\* Near Melbourne University and hospitals Terms: 10% deposit, balance 60/90/120 days