

**44 Brunning Street, Balaclava, Vic 3183**



**Sold House**

Friday, 11 August 2023

44 Brunning Street, Balaclava, Vic 3183

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Julian Cannata  
0424717913

**\$1,300,000**

This stylishly renovated, freestanding home sits tucked away behind a picket fence and picturesque façade, complemented by a delightful front courtyard. Nestled amid a row of period homes on a coveted street, it's just moments away from a host of lifestyle amenities for you to explore. On entry, the home invites you into a traditional hallway highlighted by a lofty decorative archway. Branching off the passage, two generously sized bedrooms are fitted with cupboards and share a modern bathroom with shower-over-the-bath and a sleek floating vanity. Progressing further, the spacious living room, complete with custom cabinetry and shelving, makes for a perfect relaxation or gathering space. The kitchen lies at the heart of the layout, equipped with stone benchtops, stainless-steel oven, gas cooktop, dishwasher and adjoining butler's pantry. At the rear, a separate dining room stands ready for family meals and dinner parties. Outside, a sizeable timber deck extends to a garden bathed in sunlight. Here overlooking a mini orchard of lime and lemon trees, you'll find your personal oasis. And if you need parking, the garden's ample space can conveniently double up as a potential off-street car space with handy laneway access. For year-round comfort, the house is fitted with ducted heating and reverse-cycle air conditioners. Other features include a concealed European laundry, polished floorboards, and high ceilings. Bustling Ripponlea Village and Carlisle Street are just a short walk away, teeming with a variety of temptations from trendy cafés, fresh food stores, and boutiques, to supermarkets and takeout options. Moreover, public transportation is a breeze with nearby Ripponlea and Balaclava Stations, as well as key bus and tram routes. And on those days when leisure calls, St Kilda Botanical Gardens and the beach are within easy reach.