

**44 Somerset Street, Richmond, Vic 3121**

**Nelson Alexander**

**House For Sale**

Wednesday, 17 April 2024

**44 Somerset Street, Richmond, Vic 3121**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Bella Cortese  
0433152636



Mark Verrocchi  
0413135935

## **Auction \$900,000 - \$990,000**

Conveniently encircled by the vibrant eateries and amenities of Church Street and Bridge Road, this delightful single level residence nearby to schools and public transport offers comfortable, low maintenance living with future scope to refurbish with flair! Comprising large, carpeted living and dining area - drenched in natural light from tall bay windows - and a tidy kitchen with gas cooking and generous cabinetry. Two bright bedrooms are serviced by a main bathroom with separate bath, plus two WCs and a large laundry. Add to this, split system heating/cooling, a delightful brick-paved wrap around courtyard and off-street parking via side driveway. Ideal for first buyers, downsizers and city professionals/investors valuing convenient access to an array of shops, cafes, trams and parklands, this superb opportunity with its lifestyle location is primed for immediate enjoyment, with enticing potential for future modern enhancement. Make it yours!