

# 45 Charles Street, Richmond, Vic 3121

## House For Sale

Thursday, 8 February 2024

45 Charles Street, Richmond, Vic 3121

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



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**\$1.38m-\$1.45m**

Flaunting a stylish modern renovation that cleverly retains enchanting period appeal, this classic home is a tempting chance to enjoy a low maintenance indoor-outdoor lifestyle in the heart of Richmond.- Spacious floorplan that will appeal to families thanks to three very generous bedrooms all with stylish fitted wardrobes – two also with inviting open fireplaces.- Open plan layout that sees the welcoming lounge flow through to the brilliant kitchen and dining zone. Here quality stainless steel appliances (including a 900mm oven) will shout out to those who love to entertain.- Smartly landscaped decked areas & the shaded front verandah give options to relax and dine outdoors in privacy and style.- Luxurious bathroom warmed by rich timber accents and featuring a decadent freestanding bath along with an accessible walk-in shower.- A second WC and laundry with access out to the deck are added highlights along with zoned split system heating/cooling and a practical garden shed.- Sensational drawcard of almost 50sqm of attic space.- Charming features include a decorative plaster archway in the hall, warm timber floors and rich exposed brickwork.- Rental Estimate: \$850-\$900 per week (up to \$46,800 p.a).Just two minutes to the buzz of Swan Street with its shops, bars & restaurants. Steps to trams and a walk to the station, this position is also moments to the MCG precinct and the very heart of the city.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.