

**47 Waltham Street, Flemington, Vic 3031**



**House For Sale**

Monday, 17 June 2024

47 Waltham Street, Flemington, Vic 3031

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Jason Sharpe  
0438847700



Sam Abboud  
0401434329

## **\$1,080,000 - \$1,180,000**

Immaculate transformation of a freestanding period home Newly renovated to exacting standards, this transformed freestanding period home presents an impressive proposition in a wide tree lined prestigious location, tucked away in a quiet nook surrounded by local highlights. From the decorative lacework of the façade, the home is rich with gorgeous heritage elements: moulded arch, decorative cornices, ceiling roses, regal fireplaces and grand mantels. Step onto the brand new Merbau timber verandah and the home's beautifully polished floorboards, and discover a home that's been fastidiously upgraded. Two large front bedrooms move through to a central living and separate dining. The bright rear space finds a north facing kitchen offering garden views, brand-new appliances and tiled splash, and adjoins a bathroom with rainfall shower. And the backyard features new landscaping and fences as well as a rear shed/laundry/workshop. Just a few short steps from Mt Alexander Road and Racecourse Road, you'll find trams, trains, cafés, restaurants, supermarkets and pubs right nearby. And you're close to Moonee Ponds Central, Penny Lane Cinemas, Flemington Racecourse and Citylink, offering exceptional convenience. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.