

# 48 Lincoln Mews, Kensington, Vic 3031

**Nelson Alexander**

## Townhouse For Sale

Thursday, 13 June 2024

48 Lincoln Mews, Kensington, Vic 3031

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Eleanor Currie  
0411802827



Jayson Watts  
0415940227

## **Auction \$880,000 - \$940,000**

Situated in a wonderfully quiet and convenient Kensington neighbourhood, this double-storey townhouse delivers a terrific low-maintenance lifestyle with its adaptable design, quality inclusions and dual outdoor zones to enjoy. Corner-positioned for an abundance of natural light, the home's impeccably-presented interior comprises three good-sized bedrooms (two with built-in robes) all serviced by a central bathroom with stone-top vanity and additional (second) WC. Adding to the appeal is a versatile open-plan living/dining area adjoined by a well-appointed kitchen complete with breakfast bar and stainless-steel cooking appliances. Other stand-outs include ducted heating and split-system air conditioning (x4), brand-new carpets and full-size laundry, plus a low-maintenance courtyard with second entrance, large undercover balcony and remote-control garage with internal entry. Moments from JJ Holland Park, local buses, and the new recreation/aquatic centre (under construction), it's also close to Maribyrnong River trails, village shops and both Kensington and South Kensington train stations, as well as easy access to Parkville and Footscray hospital precincts.