

**55 Rankins Road, Kensington, Vic 3031**

**Nelson Alexander**

**House For Sale**

Wednesday, 12 June 2024

55 Rankins Road, Kensington, Vic 3031

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Jayson Watts  
0415940227



Jacinta Vear  
0498988255

**EOI \$1,250,000 - \$1,325,000**

Deco delight with contemporary class Combining authentic period charm with impressive modern flair, this gorgeous home delivers an effortless environment of quality and style in a sought-after city-fringe neighbourhood. Beyond the eternally-attractive facade you'll discover a ready-to-enjoy interior showcasing three bedrooms all serviced by a deluxe bathroom with frameless shower, freestanding tub and additional powder room (2nd WC). Filled with natural light, the open-plan living/dining area flaunts polished concrete floors and is further enhanced by a stone-bench kitchen complete with breakfast bar, soft-close cabinetry and stainless-steel appliances. High ceilings and hardwood floors add to the allure along with split-system heating/cooling, efficient LED downlight and full-size laundry, plus a private backyard (bi-folds from the living area) with direct access to the rear ROW. Walking distance to both Kensington and Macaulay train stations (different lines) along with village cafes, Racecourse Road trams, shops and supermarkets, it's also close to the Moonee Ponds Creek Trail, as well as easy access to Citylink.