

# 55A Canterbury (370 Burnley Street Richmond) Street, Richmond, Vic 3121

**Nelson Alexander**

## House For Sale

Thursday, 21 March 2024

55A Canterbury (370 Burnley Street Richmond) Street, Richmond, Vic 3121

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## **Auction \$1,500,000 - \$1,650,000**

Superbly situated in one of Melbourne's premier lifestyle precincts with flexible Commercial 1 zoning, is this outstanding opportunity to secure a prominent freehold that combines both retail security and sophisticated fully renovated residential living with impressive city views. The spacious dwelling showcases three light-filled bedrooms (one with ensuite), plus separate living and retreat areas with soaring ceilings and polished timber flooring. An open plan kitchen and dining dressed in industrial edge opens onto a magnificent alfresco terrace complete with dazzling views of Melbourne CBD. Retaining all the elegance of the era, decorative ceilings and original fireplaces combine period warmth with modern transformation, highlighted by split system heating/cooling, floor-to-ceiling tiled bathrooms, steel-framed windows, separate laundry plus rear off-street parking. Beyond the stunning Burnley Street period façade, the ground floor retail space is returning \$30,000 pa (with flexible lease profile) providing an income stream, or owner occupation. Perfectly positioned within a short stroll to plenty of city-bound train and tram options via Burnley Station and Swan Street, this enticing opportunity is nestled between both residential homes and well-established buildings and current tenancy fit outs in progress, further enhancing the appeal. Add to this, walking distance to popular shops and eateries, Burnley Park/Yarra River trails and Swan Street.