

**56 Blyth Street, Brunswick, Vic 3056**

**Nelson Alexander**

**Sold House**

Friday, 25 August 2023

56 Blyth Street, Brunswick, Vic 3056

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 853 m2**

**Type: House**



Nicholas West  
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## Contact agent

'Villa Reggio' - Held by the same family since the 1940's, this gracious Edwardian home boasting grand proportions and a huge allotment of approximately 853m<sup>2</sup> with a 2nd street frontage to Bourke St, stands as a testament to the architectural splendor of a bygone era. With its intricate detailing, timeless charm, and historical significance, this generously proportioned Edwardian gem retains original features including soaring decorative ceilings, decorative cornices, bay windows and multiple open fireplaces. Lovingly maintained throughout, you are welcomed by a wide entry hall leading to four sizeable bedrooms (BIRs), spacious family room, separate living room, two central bathrooms with separate bath, well-equipped family sized timber kitchen with meals area and dining opening to an incredibly large rear yard with established trees, large shed/workshop & double lock up garage allowing easy car access from Bourke Street. Added highlights of this impressive home include separate laundry, ducted heating and cooling throughout, pressed metal ceilings and excellent natural light. In the heart of Brunswick, this magnificent property may suit growing families, potential improvements/value add opportunities with the 2nd street frontage or consulting/medical rooms - all STCA/STPA. Steeped in history with a bright future, this rare offering is surrounded by impressive period homes and is only a short walk to Lygon Street, Sydney Road, trams, trains, and easily accessible to schools, Merri Creek trails and parks, universities, medical facilities and the CBD. Nelson Alexander Pty Ltd.