

58 Booth Street, Golden Square, Vic 3555

Team Real Estate

House For Sale

Wednesday, 6 March 2024

58 Booth Street, Golden Square, Vic 3555

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 793 m²

Type: House



Linda Currie

\$599,000 - \$655,000

This charming 1930's Californian Bungalow period home has it all. Boasting those period features we love, excellent Street appeal, subdivision potential STCA, and two Street access, in a popular pocket of Golden Square. For the last 20 years it has been a consulting rooms with a permit for a sole practitioner. However, if you are wanting a family home it will not be hard to make this your own. With a flexible floorplan, enter through double stained-glass doors onto beautiful hardwood timber floors with two excellent size rooms either side of the hallway. Inclusive of original stunning period features throughout, such as lead light windows and ornate ceilings. The spacious lounge will impress, opposite an open 50's kitchen and meals area, towards the back of the home. There is also a decent size laundry complete with 2nd toilet and shower. At the rear is a third bedroom and a large sunroom. Outside delivers too, with a garage/workshop off Booth Street at the front and plenty of room in the backyard accessed by Ophir Street, complete with double carport a hubby house and lots of green grass for children and pets to enjoy playing on. Key Features:- Centrally located well-presented consulting rooms permitted for a sole practitioner.- Excellent Street appeal with art deco era features- Off-street parking, in sought after location.- Re roofed and restumped.- Charming period features. - Neat open kitchen and meals area- Attractive timber floorboards- Ducted heating and Cooling- Large sunroom- Garage as well as a double carport and shed- Set on a generous 793m2 approx. allotment- Sub division potential STCA- Two Street Access- Offering vacant possession to continue as medical rooms or transform into your dream home, on the city fringe. For further details or to book an appointment call Linda Currie on 0438 381 900*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.*A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>