

**58 Davies Street, Brunswick, Vic 3056**

**Nelson Alexander**

**House For Sale**

Thursday, 18 April 2024

58 Davies Street, Brunswick, Vic 3056

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jonathan West  
0418315490



Thalia Kondilis  
0413922631

### **Auction \$1,700,000 - \$1,800,000**

This three-bedroom period residence has been thoroughly updated and is enhanced by a beautiful deep back yard featuring some amazing fruit trees, exceptional garden design and well-proportioned room sizes, that you can simply move straight into. Located in a popular neighbourhood with schools and parks close by, the home features a wide entrance with high ceilings, polished timber floors and a generous lounge room with double windows and gas heater. Highlighting an amazing kitchen with a stone island bench, modern bathroom with a separate shower and bathtub and separate laundry area. Bi-folding doors open out to a timber pergola with a vast view across the backyard, which features established garden beds, pathways and water feature. The home's design still allows for future improvements to extend or build with loads of space on offer in the backyard. Walking distance to Sydney Road and Lygon Street cafes and restaurants. Note - the home comes with an approved planning permit to construct a single level separate dwelling at the rear, please contact Jonathan for the approved plans.