

# 59 Brougham Street, North Melbourne, Vic 3051

## House For Sale

Saturday, 27 January 2024

**W.B. Simpson & Son**  
SINCE 1872

59 Brougham Street, North Melbourne, Vic 3051

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 453 m2**

**Type: House**



Richard Simpson

**\$2,000,000 - \$2,200,000**

This substantial double fronted, Hawthorn brick Victorian home situated on a generous allotment of 453 sqm (approx), offers an outstanding Hotham Hill foot-hold with brilliant access to Melbourne's medical and tertiary precincts, popular schools and public transport. The home is comfortably presented sporting a fresh coat of paint, new flooring, decking and split system air conditioners through-out making it immediately livable, while also offering scope for future renovations, additions and/or extensions (STCA) which take advantage of the massive rear yard. The flexible floor plan comprises an arched entrance hallway, up to four large bedrooms, formal dining room, an open-plan kitchen overlooking a casual family area, tiled bathroom, separate laundry and study/sunroom. The rear sunny deck is perfect for outdoor dining overlooking the expansive rear yard presenting a multitude of options for outdoor entertaining, recreation or your own private gardens. Off-street carparking under the timber carport is accessible via the wide right-of-way on the eastern side of the property. The home maintains many of its period features including high ceilings, decorative fireplaces and mantles, front verandah with lacework and, of course, the striking façade. Brilliantly located on a wide street, close to Woolworths, CityLink, Royal Park, Happy Valley & Melrose Street shops as well as Errol Street with its vibrant mix of restaurants and cafes, less than 3 kilometers from the CBD and within the enrollment zone of University High School. An opportunity not to be missed!