

**68 Nimmo Street, Middle Park, Vic 3206**



**House For Sale**

Friday, 26 January 2024

68 Nimmo Street, Middle Park, Vic 3206

**Bedrooms: 3**

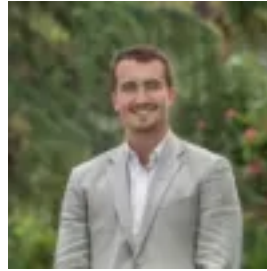
**Bathrooms: 1**

**Area: 234 m2**

**Type: House**



Warwick Gardiner  
0386445500



Mack Burgoine  
0386445500

## **Auction Saturday 17th February, 11:00am**

Exceptional and distinctive, this Boom-Style Victorian terrace is a rare testament to 19th-century architecture, expertly presented in a prized tree-lined setting, mere steps from the beach and Armstrong Road Village. Meticulously maintained and thoughtfully updated where it counts, it offers a peerless combination of heritage charm and liveability whilst offering an exciting chance to extend up, out and modernise to suit modern-day requirements (STCA). The impressive interior scale is enriched by gorgeous period elements, introduced by a striking tuck-pointed brick façade, leadlight entrance and tessellated verandah. Natural light creates an irresistible first impression, flowing throughout the traditional ornate hallway to the open spaces of the central living room and functional dine-in kitchen to the rear. A deep courtyard garden with rear pedestrian access to ROW offers a fabulous space for alfresco dining and entertaining now, and the scope to extend out with an architectural transformation in the future (STCA). Three bedrooms, all positioned along the hallway, include the main with an open fireplace, all served by the bathroom with shower/bath combo and a laundry room. A home of this calibre is rare - a short walk from Middle Park Primary School, MSAC, the village, trams and the beach, complete with split system heating/cooling, electric panel heating, ample storage and zoning for Albert Park College. Land size: 234sqm approx.