

**70 Pearson Street, Brunswick West, Vic 3055**



**Sold House**

Monday, 14 August 2023

70 Pearson Street, Brunswick West, Vic 3055

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 428 m2**

**Type: House**



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## Contact agent

An immediate impact from the moment you lay eyes upon this stunning home. The first footsteps via the grand entry hallway showcase period features from the original timber door to archway. The home has been meticulously restored whilst keeping to its traditional Victorian roots. From the soaring high ceilings to the blue stone foundations the home offers more than just immediate living. It is a home that's ready for an established family or perhaps even a growing one with the potential to expand the current footprint and take advantage of the 428m<sup>2</sup> block. The home consists of three generously sized bedrooms (two with robes) each with a generous amount of natural light and warmth. The spacious lounge features heating and cooling, as it leads to separate dining and a gourmet kitchen splashed in a woodland green colour palette. Fully-equipped in gas cooktop, electric oven/grill, ample cabinetry, hardwood benches and freestanding island. With a modernised bathroom at the rear it is well complemented with matte black finishes. As you step out to the rear yard this is where the property truly shines with a manicured backyard encompassed by garden beds and space for a veggie patch via the northern boundary making home cooking not just a chore but a genuine sense of sustainability. Adding to the versatility of the home is an external workshop/ stand alone office space just waiting for someone to claim this as their own. Not to mention the laundry facilities and second bathroom. The space could even be used as a teenage retreat. Adjoining the workshop is a large garage, which is a rare find. Not only will it safely secure your vehicle it also hosts an abundance of extra space for bikes, tools or even those weekend hobbies. The lifestyle that is on offer is one that will truly have you immersed in the local community. Raeburn Reserve, Gillon Oval & Clifton park host tennis courts, netball courts, soccer fields, football fields and walking paths which are all easily within a short walk from your front door. Cafe's, restaurants, boutiques and a plethora of activities are all easily enjoyable via the iconic Sydney Road or even across the road at John Gorilla or Grandview Hotel. If exploring all that this magnificent location has to offer then take one of the many Tram routes including Melville Road, hop on the Upfield train at Brunswick Station or simply walk out your side gate to the bus stop on Victoria Street.