

**78 Lydia Street, Brunswick, Vic 3056**



**House For Sale**

Tuesday, 6 February 2024

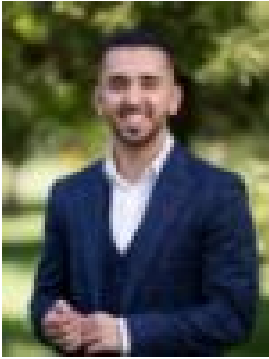
**78 Lydia Street, Brunswick, Vic 3056**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Yash Akpinar  
0434813050



Liam Carrington  
0466896626

**\$1,450,000 - \$1,550,000**

Spacious with exciting options to transform Flanked by the iconic Lygon St and Sydney Rd culinary/retail experience, this loved three bedroom with option of fourth/office, period home on a double block, presents immediate comfort alongside the enticing opportunity to enhance/rebuild (STCA). Resting on a deceptively deep block offering potential for rear ROW (STCA), the property combines polished hardwood floors with decorative cornices and a stunning pressed metal ceiling. A corbelled archway progresses to the flexible open plan as the family/meals domain leads to the neat timber kitchen with breakfast bar. Fully-equipped in near-new appliances including induction cooktop, electric oven, dishwasher. There is also a versatile entertainer's alfresco with adjoining workshop store room and outhouse toilet. Meanwhile, the well-looked after backyard features veggie gardens and direct access to driveway OSP with carport. Further inclusions comprise split system, full-size internal laundry, neat central bathroom, BIRs and fourth bedroom that can be utilised as a home office/study. Within a peaceful street less than 6km approx. to our vibrant CBD. It's moments to city-bound trams, Brunswick/Jewell Stations, popular eateries/bars, trendy shops, Barkly Square, schools and the lush environs of Princes Park.