

820 Sydney Road, Brunswick, Vic 3056



House For Sale

Wednesday, 29 May 2024

820 Sydney Road, Brunswick, Vic 3056

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



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

Fronted by a period façade, this combination of commercial premises and residential space, sited on approximately 319 square metres, offers a versatile mix of quality accommodation across two levels. The ground floor features a showroom or optional family room, a fully equipped refurbished kitchen with laundry facilities, a dining room, a rumpus room, a covered patio, and extensive storage. Upstairs, there is a living room, three bedrooms – one with a mezzanine, and a pristine bathroom with a shower. Character-filled details, such as exposed brick walls and floorboards, enhance the rustic charm and warmth, while creature comforts like heating and a split-system air conditioner enhance the appeal. A rear courtyard, accessible via a right of way (ROW), provides ample space for multiple vehicles. This residence is perfect for those looking to combine living, working, and playing from home, thanks to the convenience of a shop front complemented by comfortable living spaces. Alternatively, the absence of a heritage overlay presents an exciting opportunity for redevelopment into a boutique block (STCA), taking inspiration from the neighbouring contemporary complex of apartments. The bonus of ROW access will further facilitate the redevelopment process, ensuring a smooth transition from concept to completion. Located in the heart of Brunswick, it's positioned just moments away from the shops and restaurants that make the area so vibrant. It is also close to Barkly Square, trams to the city, Moreland and Anstey Stations, Warr Park Playground, and Gilpin and Brunswick Parks. This mixed-use property offers endless possibilities for both living and business opportunities in an exceptional location, making it an attractive prospect for savvy investors, developers, or those seeking a unique live-work lifestyle.