

**85 Collier Crescent, Brunswick West, Vic 3055**



**House For Sale**

Wednesday, 12 June 2024

85 Collier Crescent, Brunswick West, Vic 3055

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## **\$1,000,000 - \$1,100,000**

Brimming with warmth and charm, this character-filled Brunswick dwelling is a rare find in today's market. Maintaining many of its unique period features and enhanced by impossibly high ceilings, the home is perfectly liveable while providing plenty of scope to turn your property dreams into reality. Nestled in the quiet suburban streets of this vibrant, inner-city location, embrace the opportunity to make it your own. Fostering an environment where your creative spirit can truly blossom, the blank canvas floorplan houses two spacious bedrooms, bright and airy formal dining and living areas, functioning kitchen, renovated modern bathroom, and separate laundry, while the vast backyard offers a desirable north-easterly exposure, complete with paved area, storage shed, and single garage via ROW laneway access. Boasting ample space for growth, with a generous block size of approximately 488m<sup>2</sup>, the opportunities for expansion (STCA) are sure to entice. Well-placed to delight in an abundance of nearby amenities, the tranquil setting is walking distance from the Grantham Street tram, Wylie Reserve and Gilpin Park parklands, and Union Square Shopping Centre, bursting with local eateries and grocers, with bustling Sydney Road shopping and Jewell train station also in close proximity. For those with children, zoning sees Brunswick South West Primary School and Brunswick Secondary College fall within the catchment area.