

# 96 Cremorne Street, Richmond, Vic 3121

## House For Sale

Thursday, 9 May 2024

96 Cremorne Street, Richmond, Vic 3121

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Edward Hobbs  
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## **\$1.1m-\$1.2m**

Move in and enjoy, rent out to benefit or level-up and create a sophisticated urban sanctuary thanks to the solid foundations of this freestanding home. Warm & inviting, it is an exciting opportunity for young buyers and investors to get their foot firmly in the door of this fabulously vibrant neighbourhood.- The single level setting is wrapped in fenced outdoor areas creating not only privacy but also ensuring there is space to unwind in the fresh air.- Spacious living and dining zone kept comfortable with split system heating/cooling and flowing into a bright kitchen appointed with stainless steel appliances including a dishwasher and freestanding oven.- Both bedrooms offer ample built in storage, the large master boasting a wall of mirrored wardrobes.- A central bathroom with handy separate WC is also offered together with a laundry opening out to the yard.- The sought-after drawcard of gated on-site parking/courtyard area.- Potential to renovate to suit, possibly add an upper storey extension or even clear the site for a brand new dwelling (all STCA) with no heritage overlay. With a frontage to Kelso Street, the home is an easy stroll to an array of nightlife and dining options as well as the station & trams. Yarra Park, the MCG and Tennis Centre are close at hand as are the tranquil banks of the River. Conditions of entry - IDENTIFICATION and contact number required, otherwise entry may be refused. The information about this property has been supplied to us by the property owner, while we have no cause to doubt its accuracy, we provide no guarantee. We cannot attest to the functionality of any fixtures, fittings or inclusions to the property. Land and apartment dimensions and floor/site plans are supplied by third parties. Typing mistakes, omissions, transposing can occur, we provide to assist but make no representation. Buyers must carry out their own due diligence.