

# 13 Church Street, Richmond, Vic 3121

## House For Sale

Thursday, 11 July 2024

13 Church Street, Richmond, Vic 3121

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Allan Cove  
0411528615



Russell Cambridge  
0418339271

## **\$1m-\$1.1m**

Immerse yourself in a vibrant inner city lifestyle from the pristine interiors of this single-fronted brick Victorian. With a Church Street address yet just steps to Victoria Street, you can make the most of having every desired amenity right at the door.- In a row of period homes, the charming property occupies a 5.2m x 30.6m (159sqm) approximately block with rear laneway access.- Ready to enjoy interiors featuring high ceilings and a traditional layout that comprises two generous bedrooms with fitted robes to the front plus the bonus of a third peaceful room at the rear.- Desirably open plan living and dining zone incorporating a bright kitchen boasting quality appliances.- A sparkling bathroom services the home together with a convenient separate WC and practical laundry facilities.- Ducted heating and split system heating/cooling throughout keep the home comfortable year round.- A remote roller door from the laneway gives the option to utilise the sheltered patio for off street parking, while there is also the potential for two council permits.- Move in ready with potential to update or even extend in the future (STCA).Doors to sensational dining options, steps to buses and trams (No.109) and within easy reach of North Richmond station, this location is also within easy reach of the Yarra River and the city centre.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.