

**133 Princes Street, Flemington, Vic 3031**

**Nelson Alexander**

**House For Sale**

Saturday, 29 June 2024

133 Princes Street, Flemington, Vic 3031

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Jayson Watts  
0415940227



Toby Nathan  
0414302208

## **Auction \$1,050,000 - \$1,100,000**

Freestanding and fabulous, this single-front Victorian home presents a terrific Flemington Hill lifestyle opportunity with its expanded floorplan, quality enhancements throughout and close proximity to the area's key attractions. Impeccably displayed and ready to enjoy, the home's light and bright interior boasts three bedrooms (two with built-in robes), as well as a modern bathroom with stone-top double vanity and separate WC. Add to this a central living room and open dining area adjoined by an updated kitchen complete with timber benchtops, stainless-steel cooking appliances and dishwasher. Along with split-system heating/cooling (x3) and additional wood fireplace (dining area), this fabulous home also includes high ceilings, solid timber floors, full-size laundry and attic storage via retractable ladder, plus a private fully-decked courtyard ideal for relaxing or entertaining. Easy walking distance to a choice of tram lines along with both Newmarket and Flemington Bridge train stations, it's also close to Racecourse Road shops, cafes and restaurants, as well as easy access to the Moonee Ponds Creek Trail and Citylink.