

**179 Simpson St, East Melbourne, VIC, 3002**

**KAY & BURTON**

**House For Sale**

Friday, 16 August 2024

179 Simpson St, East Melbourne, VIC, 3002

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**

## Refined city fringe living in elite East Melbourne

Enviably located within one of prestigious East Melbourne's most tranquil pockets, this deceptively spacious two-storey home effortlessly mixes period charm with contemporary comfort just a short stroll from Powlett Reserve and Darling Square.

Nestled away beyond a gloriously landscaped front garden and classic, lace-trimmed exterior, the circa 1871 Bluebell Cottage stands proudly in a quiet enclave that belies its convenient position and easy access to the CBD.

Entering the classically appealing Victorian home, a hallway with soaring ceilings and decorative arch welcomes. To the right is an elegant living room with feature fireplace and decorative ceiling rose which offers an inviting space to relax. In the centre of this low-maintenance home, a sunny gourmet kitchen with a stunning Italian terracotta floor is a stylish and practical space which benefits from granite benchtops and a stylishly tiled splashback, quality appliances and extensive cabinetry including a retractable small appliance cabinet.

This space is flooded with light thanks to its preferred northern orientation and features attractive French doors which open to a tiled courtyard which is the perfect spot for a morning coffee or alfresco entertaining.

The ground floor also benefits from two spacious bedrooms one with built-in robes and both with courtyard access and a newly-renovated family bathroom with stone vanity and skylight. A well-fitted laundry with sink and storage rounds out the amenity.

Moving upstairs via a handsome wooden staircase, the expansive parents' retreat is an unexpected surprise with its city views, pristine ensuite with attractive tiled floor and well-fitted dressing area.

The benefits of this appealing residence are further enhanced by ducted heating and air conditioning, quality carpets and blackout blinds to maximise comfort and privacy. There is also the potential to add rear off-street parking and a second level extension (both STCA).

If location is everything, this unsurpassed lifestyle opportunity wins the top prize. Perfectly positioned with easy access to Melbourne's cultural delights, MCG sporting precinct, Fitzroy Gardens, city restaurants, cafes and bistros and the Yarra, with North Richmond station and trams and buses nearby, this is an exceptional opportunity for the discerning buyer.