

**296 Wellington Street, Collingwood, Vic 3066**

**Nelson Alexander**

**House For Sale**

Wednesday, 10 July 2024

296 Wellington Street, Collingwood, Vic 3066

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 150 m2**

**Type: House**



Cameron Ingram  
0415284844



Tao Sheng  
0422755345

## **Auction \$990,000 - \$1,080,000**

Nestled in an enviable location, mere moments from the vibrant shops, restaurants, cafes, and pubs along Brunswick and Smith Streets, and offering excellent access to public transport and freeways, this two-storey, four-bedroom home presents an exceptional opportunity for city professionals valuing a lock-and-leave lifestyle amidst the conveniences of local amenities. Well maintained throughout and with plenty of scope to further refurbish or renovate (STCA) in the future, current accommodation and welcoming interiors offer a modern yet cosy ambiance. The rustic timber kitchen, well-equipped with gas cooking and a dedicated meals area, seamlessly flows into the bright living room, where an electric heater provides warmth and comfort. The ground floor features one large bedroom with an adjoining study, ideal for work from home flexibility or versatility to use as an additional living space. Upstairs, discover an enormous master bedroom complete with a walk-in robe, alongside two additional bedrooms, serviced by a central bathroom thoughtfully designed with a separate shower recess for added convenience, plus a separate ground level laundry. Stepping outside, the deep private rear yard offers a serene escape from the bustling city life, ideal for relaxation or entertaining, plus convenient pedestrian access to the rear laneway. This impressive residence perfectly captures the essence of modern urban living, masterfully combining comfort, functionality, and a prime location, making it a truly desirable choice for city professionals and savvy investors with no compromise on space or accessibility to modern convenience. There's so much to love!