

**32 Leonard Street, Sunshine, Vic 3020**

Douglas**Kay**

**House For Sale**

Friday, 5 July 2024

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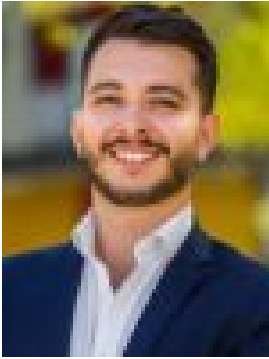
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 493 m2**

**Type: House**



Peter Kay

0401532886

**\$750,000 - \$770,000**

Step into a piece of architectural history, this meticulously preserved Art Deco home brimming with charm and character. Offered for the first time in 84 years this much loved family home is a once in a life-time opportunity to own a piece of history. Offering a rare blend of classic design to update to your own style, providing a unique opportunity for discerning buyers. Note: The property is within a Residential Growth Zone with significant future development scope for multi level medium to high density development. The rare allocation of this zoning is reserved for limited locations which are dense with amenity and services in a walking proximity. Features:

- **Architectural Grandeur:** Revel in the classic Art Deco original details, from the solid timber joinery, timber floorboards, leadlight windows, picture rails, ornate brick fireplaces, decorative ceilings and geometric patterns, to the decorative motifs and rich materials that define this period.
- **Spacious Interiors:** The living area is bathed in natural light, highlighting the exquisite craftsmanship and elegant finishes throughout the home.
- **Prime Location:** Situated in a sought-after neighborhood, you'll enjoy easy access to the best shopping, dining, Lynch's Gardens, and cultural experiences this location has to offer, as well as close proximity to schools and Victoria University and transport.
- **Generous Bedrooms and Bathroom:** Retreat to the serene bedrooms, each with its own unique Art Deco touches, offering a perfect blend of vintage charm. Flexible floor plan offering 2 or 3 bedrooms and 2 toilets.
- **Outdoor Private garden,** ample storage complete with original garden shed and single LUG.
- **A solid build of distinction circa 1938** at the height of the art deco period
- **Central heating throughout and AC unit.**
- **Kitchen / meals area:** Original deco design offers functionality, custom cabinetry, and further opportunity to personalize. This home is more than just a place to live; it's a statement of style and sophistication. Perfect for art and design enthusiasts, this residence offers an unparalleled living experience that marries the elegance of the past with the comforts of the present and further opportunity to improve / add value.