

**35 Mountfield Street, Brunswick, Vic 3056**

**Nelson Alexander**

**House For Sale**

Wednesday, 26 June 2024

35 Mountfield Street, Brunswick, Vic 3056

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Andrew De Angelis  
0402039342



Tara Freeman  
0403793117

## **Auction \$960,000 - \$1,050,000**

In a blissfully quiet location with the best of Brunswick at your fingertips, this freestanding home combines Victorian charm with contemporary flair to deliver an inner-urban lifestyle that's ready to enjoy. Impeccably presented from beginning to end, the home's warm and welcoming interior comprises two generous bedrooms (main with built-in robes) both serviced by an updated central bathroom. Filled with natural light, the wide living room flows through to a contemporary kitchen with soft-close drawers, quality cooking appliances, integrated dishwasher and adjoining meals area. Ducted heating, split-system a/c, high ceilings and solid timber floors all add to the allure, along with new carpets, temperature-controlled gas hot water and internal laundry facilities. Double doors reveal an undercover patio and sizeable backyard complete with extensive paving, lawn area and established perimeter gardens, plus a handy storage shed and direct access to the rear ROW. Walking distance to local buses along with endless cafes, bars and restaurants on both Lygon Street and Sydney Road, it also offers easy access to shops and supermarkets, popular schools, Anstey Station and choice of tram lines to hospital/uni precincts and the CBD.