

**47 McConnell Street, Kensington, Vic 3031**

**Nelson Alexander**

**House For Sale**

Thursday, 11 July 2024

47 McConnell Street, Kensington, Vic 3031

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Ryan Currie  
0393762211



Louis Nardella  
0411043930

## **Auction \$900,000 - \$950,000**

In the desirable neighbourhood of Kensington, is this home full of endless possibilities. Here you'll find a two-bedroom residence on 206m<sup>2</sup> (approx.) of land, move in ready and ripe to fulfill its true potential through rejuvenation or extension (STCA), with an attractive address to match. Desirably situated in a prime pocket only moments from public transport, restaurants and cafes, Newmarket Plaza shopping precincts, close to buzzing Kensington Village, a short drive to CityLink access and just minutes to everything the CBD has to offer! This functional single fronted residence offers two bedrooms, bathroom, living room with separate kitchen and meals area, full laundry and ROW access at the rear. Zoned for Kensington Primary School, you'll be right around the corner from Macaulay Road and Bellair Street's extensive hospitality options and popular parks to enjoy, with Kensington Station and trams on Racecourse Road only moments away. Appeals to first home buyers, astute builders, renovators, and investors alike. Don't miss out on this impressive opportunity!