

SOLD



## Renovators Dream / Ultimate Builders Project

Poised for a rewarding future on the very edge of vibrant Martin Street Village, this block-fronted 3 bedroom Victorian classic offers a rare opportunity in a blue-chip location your whole family will love. Superbly spread over a commanding 716m<sup>2</sup> (approx.), this freestanding showcase of period integrity is primed and prepared for a new and exciting chapter, inviting fresh new ideas (STCA).

Double fronted and solidly constructed, the current floorplan boasts a hallway entrance branching out to 3 large bedrooms, a lounge room, bathroom with bath and walk-in shower, and a kitchen with modern appliances and ample bench and storage space. Spill out to a sheltered alfresco, large tandem garage, and a backyard that goes on forever.

Alive with authentic personality, key period details include a wrought-iron verandah with delicate lacework, original Baltic pine flooring throughout, a traditional picket fence, decorative cornice work, and intricate ceiling artistry.

Here is a golden opportunity to bring your signature style to the

3 1 2

Price	SOLD
Property Type	Residential
Property ID	1592

### Agent Details

Nick Johnstone - 0414 276 871

### Office Details

Nick Johnstone Pty Ltd  
 248 Esplanade Brighton VIC  
 3186 Australia  
 9553 8300



table and create the ultimate renovation (STCA) with 15.24 metres of frontage and a far-reaching depth of 46.34m (both approx.) at your disposal. Fully detached with so much space to add value, build tall and use the whole allotment to maximise your investment (STCA). The convenient position is unrivalled, the proportions spot-on and the raw potential is simply unmatched!

All you need is footsteps away. Simply stroll to a feast of cafes, restaurants and shopping choices with easy access to Melbourne's leading schools and Gardenvale trains. Let your imagination run free and make this one your project today!

At a glance...

- \* Approx. 716m<sup>2</sup> parcel of land
- \* 3 large bedrooms
- \* Lounge room
- \* Kitchen with adjoining family dining area
- \* Bathroom with bath and walk-in shower
- \* Sheltered alfresco at rear
- \* Off-street parking and tandem garage at the end of a long driveway
- \* Established lawn and citrus garden
- \* A range of Victorian period details
- \* Moments from schools, transport, shopping, parkland, cafes and the beach

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

