

SOLD

52 Evans St, Brunswick



Renovated Period Charm on a Rare Double Block

An irresistible combination of rich period integrity and contemporary indoor/outdoor indulgence, this elegant 3 bedroom family home offers surprising space on a rare double block (approx. 495m²) with an impressive 18.3 metre street frontage (approx.). Neatly nestled between Sydney Road and Lygon Street in a high-demand location, walk to lively cafes and restaurants, public transport choice, vibrant shopping precincts, and the wide open greenery of Randazzo Park.

The block-fronted charm of this freestanding late Victorian (circa early 1900s) is crystal-clear from street level. Beyond the home's traditional double-fronted facade, discover all three light-filled bedrooms staged at the front of the home, sensationally serviced by a sparkling bathroom with a sumptuous spa bath, fully tiled walk-in shower, and a sleek, stone-topped vanity.

Opening up in captivating fashion, enjoy the open-plan joys of wide-reaching living and dining warmed by an open fireplace, underpinned by a spacious kitchen boasting a waterfall-edged island bench, smooth stone surfaces, walk-in pantry, and stainless-steel appliances including an LG dishwasher. Purpose-

3 1 2

Price	SOLD
Property Type	Residential
Property ID	1790

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built for entertaining, swing open bi-fold glass to connect the kitchen with an intimate outdoor deck for counter service all day long.

Another set of stylish bi-fold doors fully open up to a vast timber deck, framed by a leafy garden. Entertaining family and friends will become your default position with so much indoor/outdoor space at your disposal!

In a house alive with personality, every divine detail has been carefully contemplated and lovingly crafted. Period features integral to the late Victorian era include a timber and wrought-iron verandah, exquisite lead-lighting, decorative open fireplaces, intricate ceiling artistry, ornate timber detailing, an arched hallway, soaring ceilings, and original Baltic pine flooring.

Comprehensive features include a large concealed laundry, ducted heating/cooling, and carport parking for 2 plus substantial loft storage and additional driveway parking. The home even has second storey potential with structural engineering already completed for those wishing to add height. Free-flowing with an impressive street facade live the life you love with all the space you need!

At a glance...

- * 3 large bedrooms, 2 with built-in robes and ornate open fireplaces
- * Spacious, stone-topped kitchen showcasing a walk-in pantry, inviting island bench, and high-end appliances including an LG dishwasher
- * Far-reaching open-plan living and dining with an open fireplace
- * Gleaming bathroom with spa bath and walk-in shower
- * Concealed laundry with shelving and drying cupboard
- * Bi-fold doors fully open to vast timber deck, ideal for entertaining
- * Counter service from kitchen to private perimeter deck
- * Auto-gated entry to a double carport plus additional driveway parking
- * Substantial carport loft storage with drop-down ladder
- * Established leafy garden with vegetable patches, storage shed, and a chicken coop
- * A full range of value-adding period features
- * Ducted heating and cooling
- * Character-rich timber flooring

* NBN connectivity

* Moments from transport, shopping, parkland, restaurants, and cafes

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