

Contact Agent | 2 1

51 Cutter Street RICHMOND VIC





## Period charm

Boasting an immediately inviting street appeal, this free standing 2 bedroom Edwardian home combines charming period detail with modern comfort and offers an elegant entry into a prized Richmond locale.

Discover a grand introduction to the home with high ceilings and a traditional arched hallway branching off to a perfect pair of light-filled bedrooms. The home impressively opens up to reveal a surprisingly spacious living and dining area, underpinned by a light filled kitchen graced with a European oven/cooktop, a dual-drawer Fisher and Paykel dishwasher and sunny courtyard outlook.

Enhanced by the warmth of eastern sunlight at the rear, venture outside to a brick-paved courtyard with more than enough space to enjoy stylish alfresco entertaining. Key period features integral to the Edwardian era include a traditional verandah entrance, picket fence, timber-arched hallway, decorative ceilings, exquisite lead-lighting and Baltic Pine floorboards.

- 2 large and light bedrooms, main with walk-in robes, open fireplace and air conditioner
- Renovated bathroom with a rainfall/hand-held shower and stone-topped vanity
- Concealed laundry with a sink
- Living with split-system cooling plus a gas wall heater
- Landscaped low-maintenance garden at front and garden shed at the rear
- Roller blinds and textured curtains
- Opportunity to elevate and renovate at the rear if desired (STCA)
- Permit car parking available (STCA)

Zoned to the highly sought-after Melbourne Girls' College, walk to city-bound trams on Swan Street, Burnley trains, the MCG, Yarra River parkland and a feast of popular cafes, bars and restaurants. Easy to love, exceptional to live in and effortless to rent out, make your move into a prized and tranquil neighbourhood today.

For more information, please contact Andrew Car today.

### Disclaimer:

Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.

Contact Agent

2 1



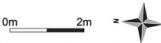
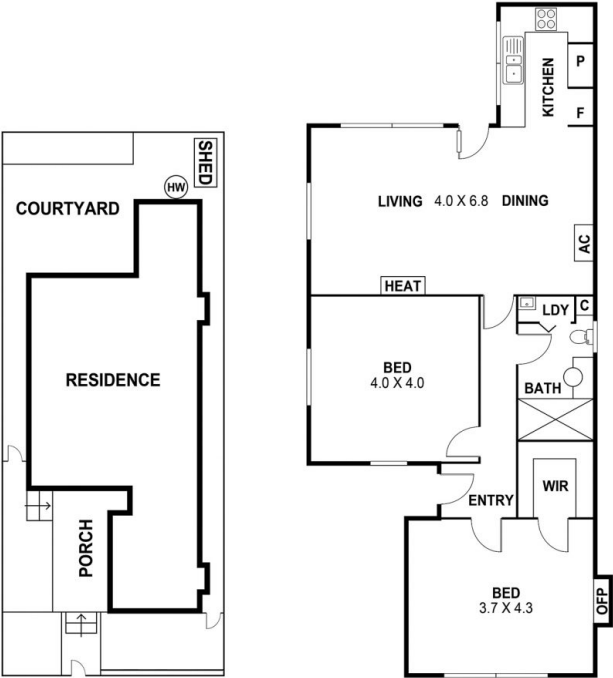
51 Cutter Street RICHMOND VIC



**Andrew Car**  
*Sales Consultant - Licensed Estate Agent, VIC*  
andrew.car@little.com.au  
0488 368 000

Contact Agent |  2  1

 51 Cutter Street RICHMOND VIC



This floor plan is intended as a guide only. Layout dimension are approximate only.  
No representations or warranties of any nature whatsoever are given or intended.  
Any person using this information should rely on their own enquiries.